



## **Environmental Planning Commission**

**Agenda Number: 03**  
**Project Number: 1000032**  
**Case Number: 17EPC- 40066**  
**Hearing Date: December 14, 2017**

### **Staff Report**

<b>Agent</b>	Josh Skarsgard
<b>Applicant</b>	Red Shamrock
<b>Request</b>	<b>Amend Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Lots 1-9 , Coors Pavilion
<b>Location</b>	Coors Blvd, between Western Trail and St Joseph's Dr
<b>Size</b>	21 acres
<b>Existing Zoning</b>	SU-3 Mixed Use ( O-1 and C-2 uses)
<b>Proposed Zoning</b>	No Change

### **Staff Recommendation**

**APPROVAL of Project # 1000032**  
**Case # 17EPC-40066**  
**based on the**  
**Findings and subject to the**  
**Conditions of Approval**  
**included within this report**

**Staff Planner**

**Maggie Gould**

### **Summary of Analysis**

The applicant proposes to amend the existing SPS to remove the language in the design standards requiring that signage be coordinated and have the same height color, material and text height at all locations. Also, the request would remove the graphic showing the sign type and adding two new sign types.

The Ladera Heights, and Vista Grande Neighborhood Associations, Rancho Encantado HOA and Westside Coalition of Neighborhoods and property owners within 100 feet of the site were notified of the request.

A facilitated meeting is scheduled for December 7<sup>th</sup> to discuss both this request and the variance requests.

Staff recommends approval with conditions to meet the intent of the existing SPS and applicable plans.

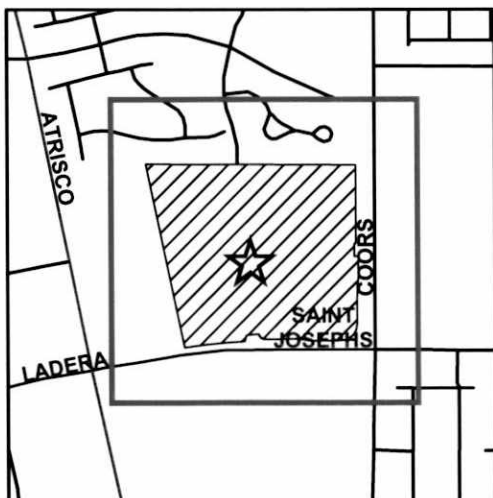
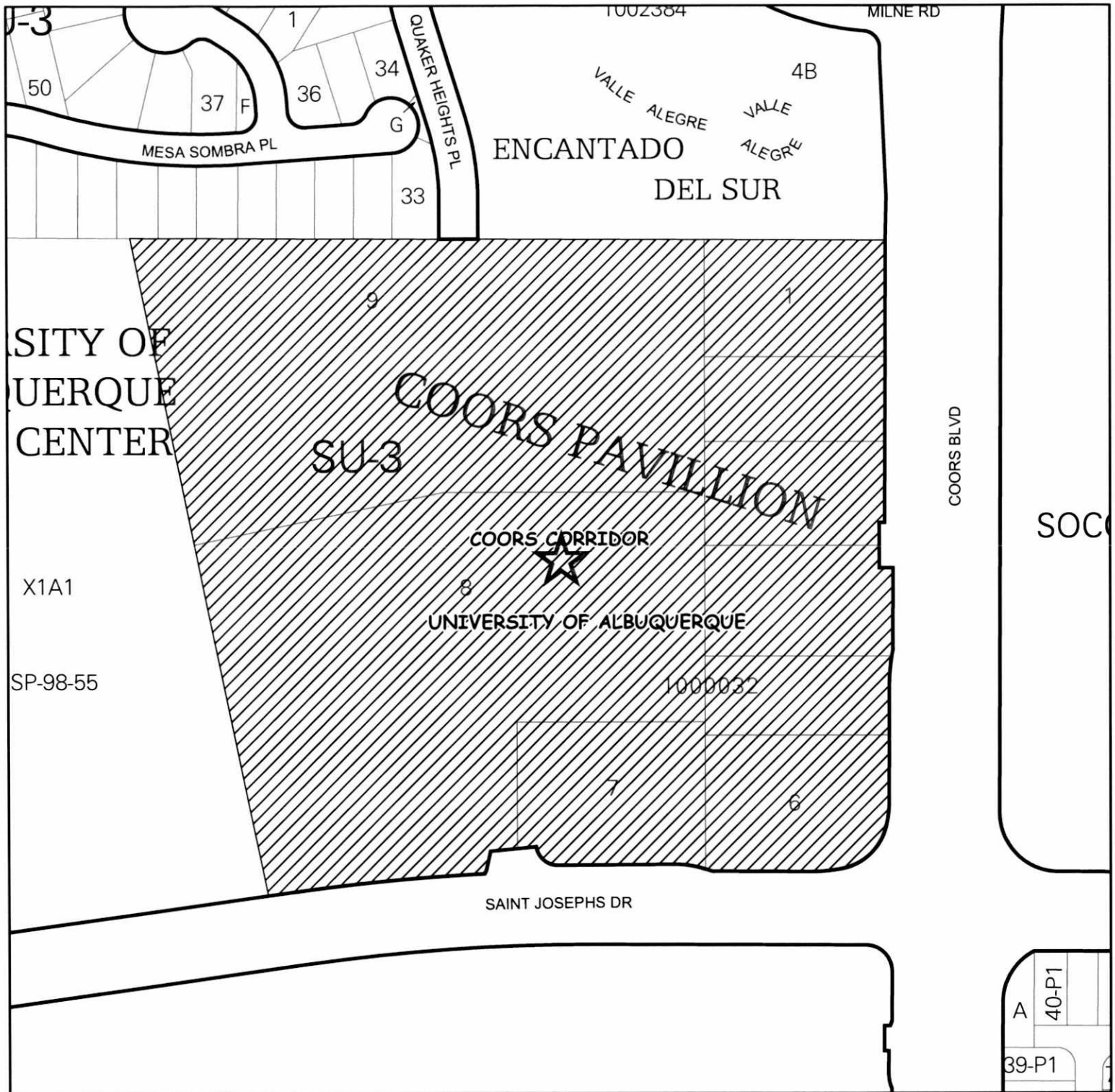
### **Map**











## ZONING MAP

Note: Grey shading  
indicates County.



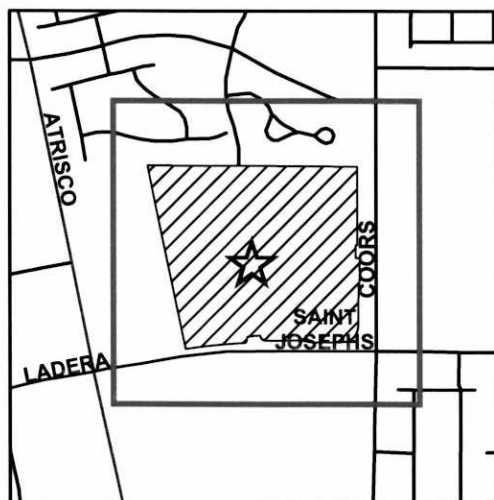
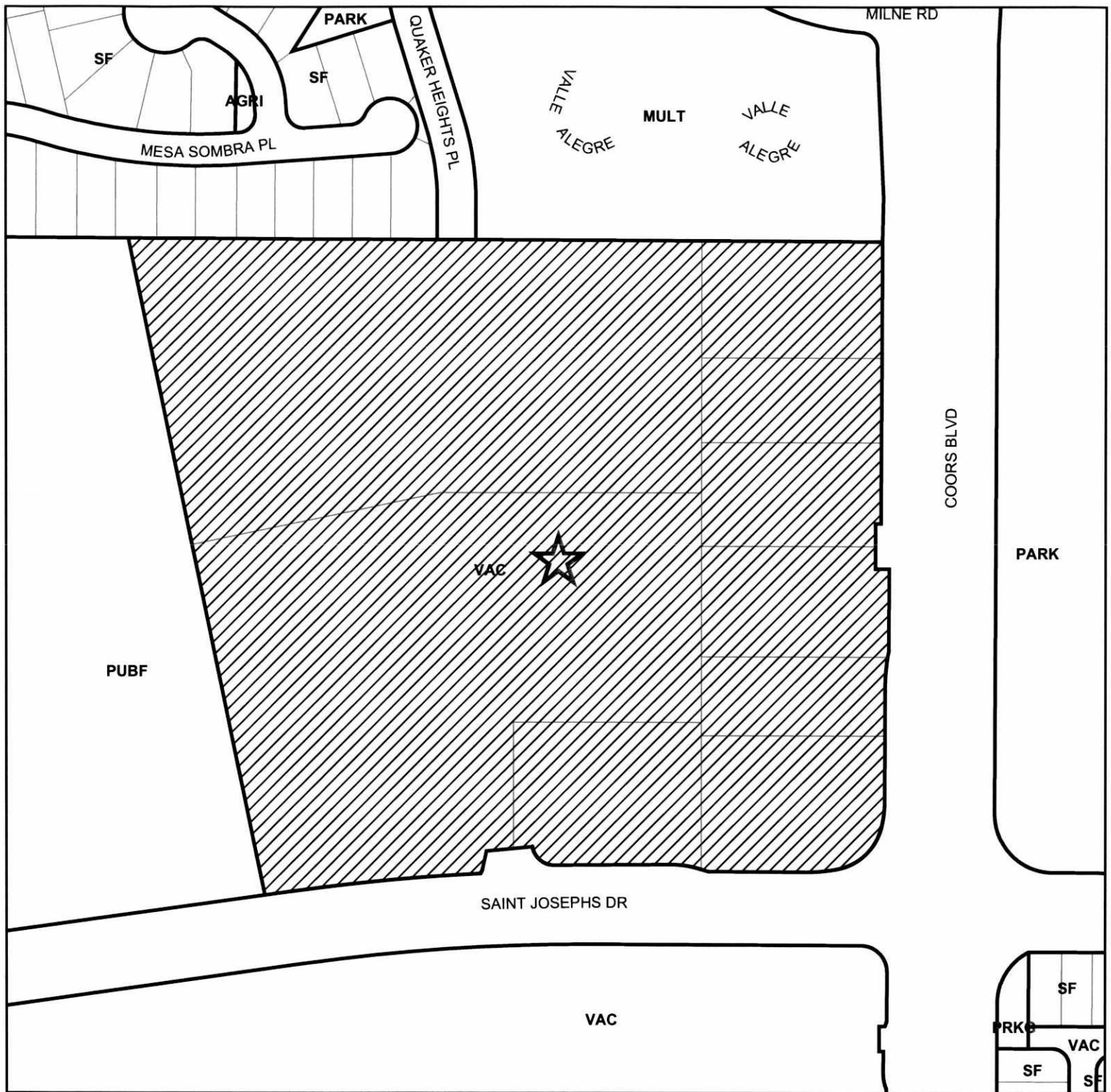
1 inch = 200 feet

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1000032

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Zone Map Page: G-11  
Application Case Numbers:  
17EPC-42066





## LAND USE MAP

Note: Grey shading  
indicates County.

### KEY to Land Use Abbreviations

AGRI Agriculture  
 COMM Commercial - Retail  
 CMSV Commercial - Service  
 DRNG Drainage  
 MFG Manufacturing  
 MULT Multi-Family or Group Home  
 PARK Park, Recreation, or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 SF Single Family  
 TRAN Transportation Facility  
 VAC Vacant Land or Abandoned Buildings  
 WH Warehousing & Storage



1 inch = 200 feet

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Zone Map Page: G-11  
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80-26

0-122

DRB 95-195

MESA SOMBRA PL

QUAKER HILLS PL

ALEGRE

VALLE  
ALEGRE

MILNE RD

97-93/SD-80-3-5

SD-80-3

DRB-98-23

AX-80-26

DRB-98-69 (VOID)

Z-80-122

Z-99-70

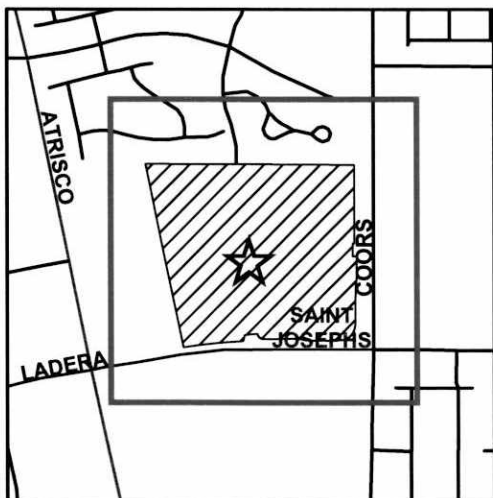
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SAINT JOSEPHS DR

COORS BLVD

D

DRB 95-195



## HISTORY MAP

Note: Grey shading  
indicates County.



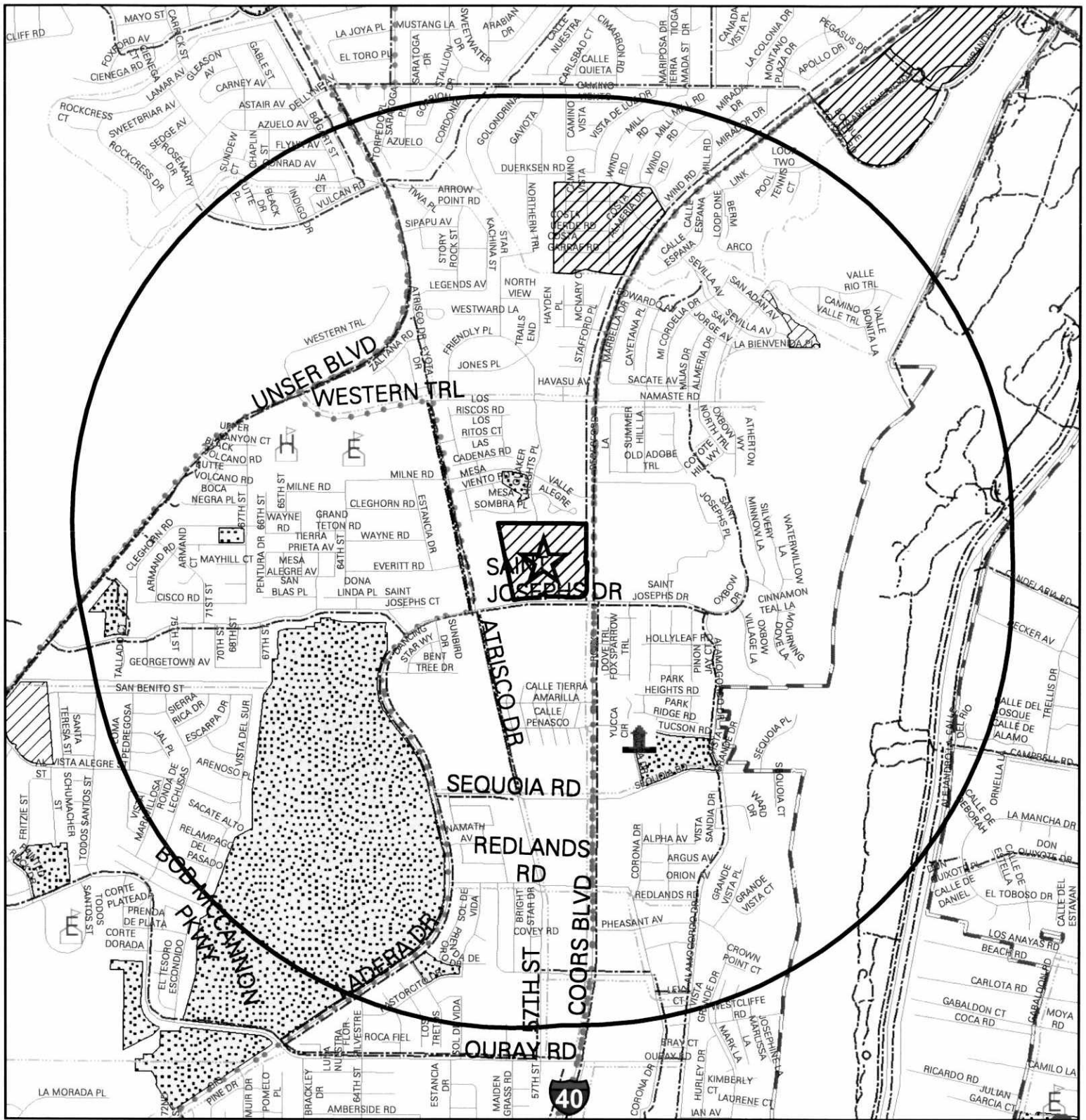
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## Public Facilities Map with One-Mile Buffer

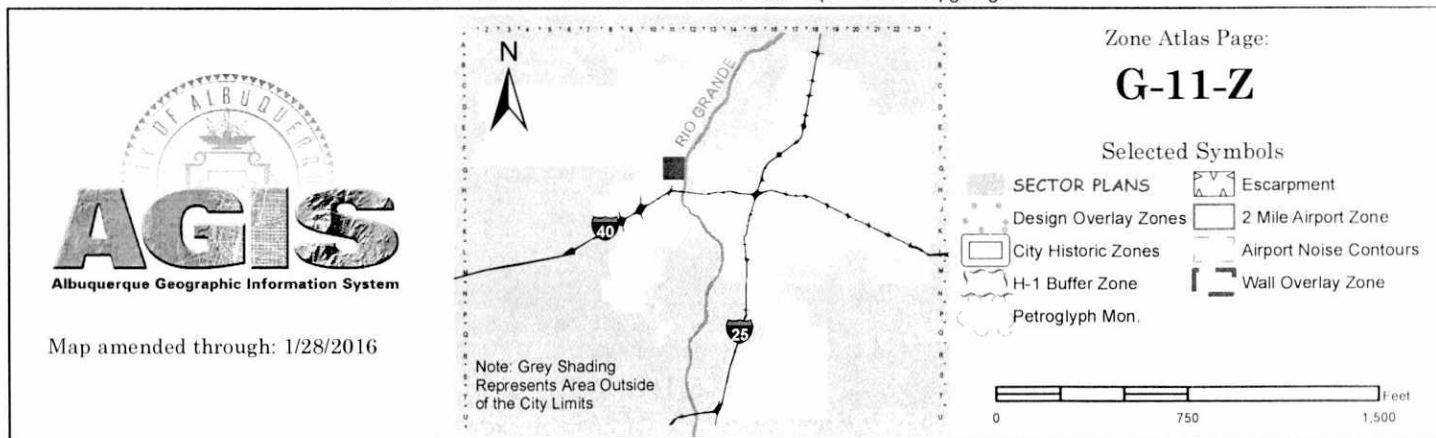
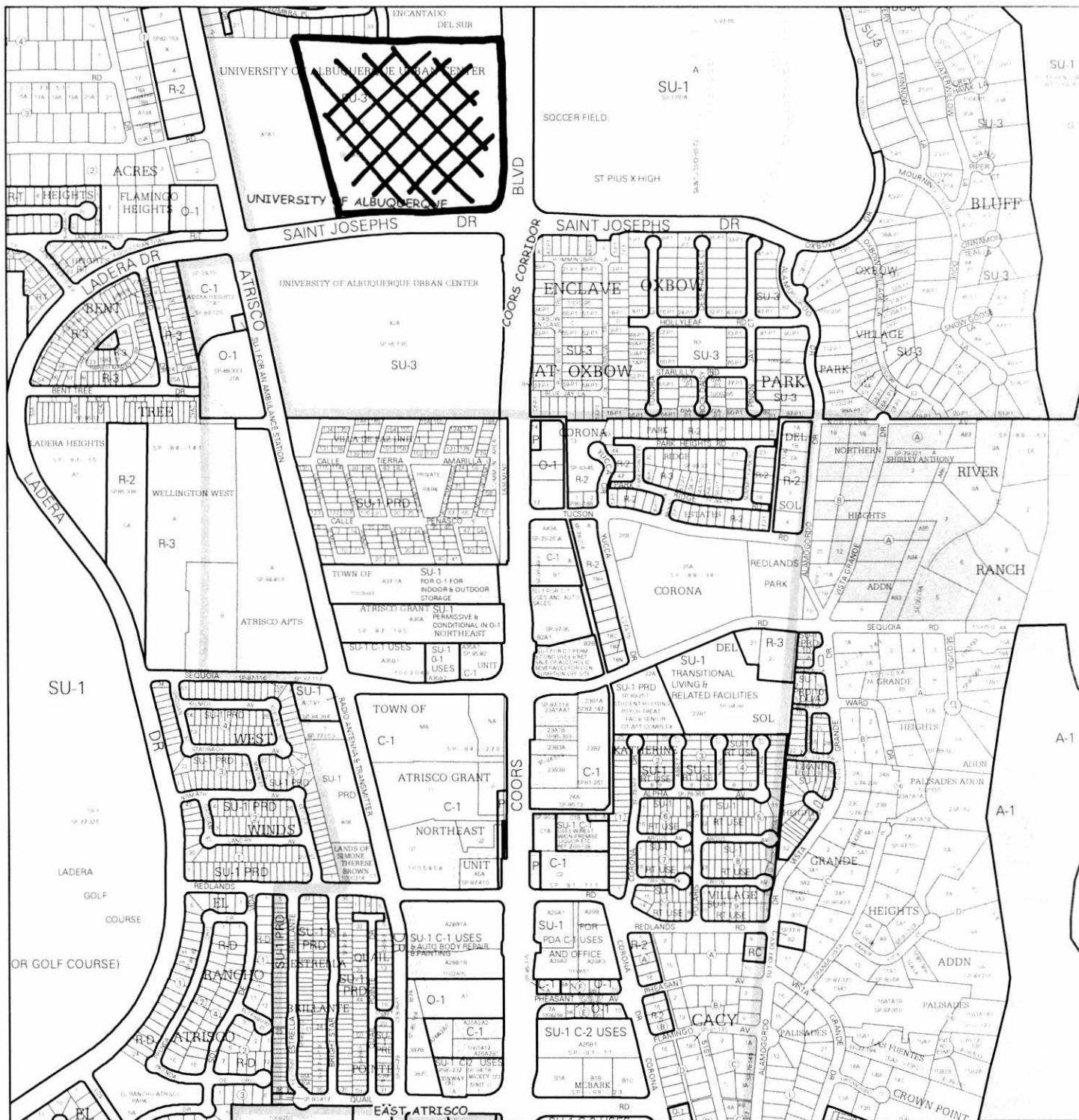


- |                      |                         |                          |                             |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center     | Fire                    | Public Schools           | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police                  | Proposed Bike Facilities | Landfill designated by EHD  |
| Senior Center        | Sheriff                 | ABQ Bike Facilities      | Developed County Park       |
| Library              | Solid Waste             | ABQ Ride Routes          | Undeveloped County Park     |
| Museum               | Albuquerque City Limits |                          | Developed City Park         |
|                      |                         |                          | Undeveloped City Park       |

Project Number: 1000032

0 0.5 1 Miles







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## I. INTRODUCTION

### A. Surrounding zoning, plan designations, and land uses:

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-3 mixed use	Area of Change, WSSP, Coors Corridor Plan University of Albuquerque Sector Development	Vacant/ Commercial
<b>North</b>	SU-3	same	Residential
<b>South</b>	SU-3	same	Vacant
<b>East</b>	SU-1 PDA	Area of Consistency, WSSP, Coors Corridor Plan	Institutional( St Pius High School)
<b>West</b>	R-1, R-2 and O-1	same	Residential, Commercial ( day care center)

### B. Proposal

The applicant proposes to amend the existing, approved Site Development Plan for Subdivision( SPS) to remove the language in the design standards requiring that signage be coordinated and have the same height color, material and text height at all locations. Also, the request would remove the graphic showing the sign type and adding two new sign types, because the signage would not allowed by the SPS without a variance staff recommends removing the diagrams.

Allowed signage height and signage square footage is regulated by the University of Albuquerque Sector Development Plan and the Coors Corridor Plan. This request will not change those regulations.

The applicant is requesting a variance through the Zoning Hearing Examiner to allow additional height and square footage for signage; that request is independent of this request.

The applicant states the additional flexibility is needed in order to meet the needs of future tenants of the site. Also, existing signage along Coors Boulevard is not consistent or uniform and many signs exceed the height and square footage requirements of the applicable plans. Additionally, other similarly sized municipalities allow larger signage in shopping center areas.



### ***C. EPC Role***

The EPC approved the existing SPS and therefore is the body responsible for making changes to that SPS.

### ***D. History/Background***

In the early 1980's the subject site was annexed into the City and designated as an Urban Center (AX-80-26). It was zoned SU-3 and as required by the SU-3 zoning, the University of Albuquerque Sector Plan was adopted to guide future development of the 299-acre Plan area (Z-80-122/SD-80-1). The Urban Center designation meant that the area was to develop with a mix of public, institutional, commercial, retail, and office uses as well as higher density residential.

Since the Urban Center designation and the adoption of the sector plan, the area has undergone many sector plan amendments and has failed to develop as an urban center, as was originally intended. Over the course of the amendments, the original University of Albuquerque Sector Development Plan document was lost, and the Land Use/Zoning Map was retitled as the Sector Development Plan. Also, many of the original notes were left off the land use/zoning map.

In 1996 and 2002, the sector plan zone map was amended to the point that it effectively changed the focus of the plan area from an Urban Center to a mixed use and residential area (Project 1001624). The Urban Center designation was officially eliminated by R-02-41. Concurrently, the West Side Strategic Plan was amended, introducing the Centers and Corridors Concept and designating the southwest corner of the Coors/Western Trail intersection (Parcel V) as the Neighborhood Center for the area (R-01-278). However, Parcel V has subsequently developed as primarily single-family residential. A 17-acre portion of the NAC remains undeveloped, and is designated for multi-family residential, senior housing, and commercial uses.

Even though the Urban Center designation was eliminated, the University of Albuquerque Sector Development Plan still controls the uses in the plan area and still reflects a mix of uses allowed at the subject site. It has been amended several times since 2002 and the amendments that occurred continued to change the composition of land uses from institutional, office, and commercial to residential. The amendments generally shifted the development intensity and density to the west side of Coors Blvd. These amendments have effectively wedged most the land available for commercial and office uses between single-family residential uses, where it has remained undeveloped.

### ***Parcels A & B***

At the time of annexation and establishment of zoning, the subject site land use was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996, City Council approved a change to "A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial (C-2) and/or office (O-1)" (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of



the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-255). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

In 2012, an apartment complex was proposed on Parcel A. In the face of strong neighborhood opposition, in particular, to the intended work-force housing market segment, the applicant withdrew the request (Project 1005357/12EPC-40040/41/42).

In 2013, a request to amend the University of Albuquerque Sector Development Plan to change the zoning and allowable land use mix for the subject site and redevelop 17 acres of single-family residential uses instead of the required minimum 17 acres of O-1 development. A recommendation of denial was forwarded from the EPC to City Council (Project 1000032/13EPC-40123). The applicant subsequently withdrew the requested action.

In April of 2016 the EPC approved the SPS. The SPS included design standards to ensure the quality of future development on the site. Approval of future development was delegated to the DRB.

#### ***E. Context***

The subject site is vacant but is surrounded by development on all sides: to the north is single-family residential development (Rancho Encantado, Del Sur and Valle Alegre); to the east is a public park with soccer fields, St. Pius School, and single-family residential development (Enclave at Oxbow); to the south of Parcel B is a single-family residential development with attached dwelling units (Villa de Paz); and to the west is a church on Parcel A, an Urgent Care Medical Center, offices, and multi-family residential development (Atrisco Apartments).

The subject site is located within the Coors Community Activity Center, as identified in the West Side Strategic Plan, and adjacent to the Coors/Western Trails Neighborhood Activity Center (see attached maps). The neighborhood activity center has not developed with a mix of uses as planned but instead has developed primarily with single-family residential units, with senior housing and commercial uses allocated on the remaining undeveloped 17-acre parcel. The subject site is designated as an area of change in the Comprehensive Plan.

#### ***F. Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.



The LRRS designates Coors Boulevard as a Limited-Access Principal arterial.

The LRRS designates St. Joseph's drive and Western Trail as Minor Arterials.

The LRRS designates Atrisco Drive as a Major Local street.

***G. Comprehensive Plan Corridor Designation***

Coors Blvd. is designated as a Major Transit Corridor Coors Blvd. is designated a Major Transit Corridor, which is designed to optimize public transit and move large numbers of people in a very timely and efficient manner.

***H. Trails/Bikeways***

Coors Boulevard contains a buffered bike lane and Atrisco Drive contains a bike lane.

***I. Transit***

ABQ Ride #790 and #155 pass by the subject site along Coors Boulevard. The nearest bus stop is 250' south from the southeast corner of the property, serving the above-mentioned routes in the southbound direction.

***J. Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES***

***A. Albuquerque Comprehensive Zoning Code***

The site is zoned SU-3 for Mixed Use and references the O-1 and C-2 zones. The SU-3 Special Use Zone allows a variety of uses controlled by a plan, which tailors development to an Urban Center; these include centers of employment, institutional uses, commerce, and high-density dwellings (there is no residential development for this site).

The C-2 zone §14-16-2-17(A)(10) allows freestanding signage up to 26 feet in height and up to 250 square feet for signs abutting an arterial of freeway and up to 100 square feet for signs abutting collector streets.

The University of Albuquerque Sector Development Plan limits freestanding signage height to four feet and limits the square footage to 24 square feet per sign face.

The Coors Corridor Plan allows freestanding signs up to 75 square feet in size, with height regulated by the underlying zone for segments 1 and 2. Signage in segments 3 and 4 is limited to 9 feet in height. The subject is in segment 2. Because the Zoning Code, §14-16-1-4 applies the most restrictive standard when there are conflicting standards, free standing signage would limited be to four feet in height and 24 square feet in size.



The applicant is requesting a variance from the Zoning Hearing Examiner to allow a total of three signs, with additional height and square footage. If approved, the variance request would allow one sign with a height of 26 feet and a size of approximately 130 square feet and two signs with a height of 9 feet seven inches and a size of approximately 48 square feet. The sign location would be as shown in the SPS, ( 1) Corner of St Josephs and Coors Blvd. (2) Right In Right Out entrance driveway off of Coors Blvd. ( 3) Entrance driveway off of St. Josephs.

If the variance request is denied, the applicant will limited to the height and square footage allowed under the existing regulations.

***B. Albuquerque / Bernalillo County Comprehensive Plan, Note Bernalillo County has not adopted the 2017 Comprehensive Plan***

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located within an Area of Change. Applicable policies include:

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

***The request furthers Policy 5.6.2 because the request will allow flexibility for the signage in this development. This flexibility may help to encourage future development in this center along a transit corridor.***

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

e)Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

***With the addition of the proposed conditions, the request furthers the intent of policy 7.3.2 and 7.3.2.e ) because it will provide clear design standards the will require signage that is compatible with the architectural character of the buildings on the site and with the other signs.***

***C. West Side Strategic Plan***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located within the Ladera Community. The Ladera Community is 2,200 acres in size, and could potentially support a population of 15,400. This would result in approximately 6,200 housing units with a potential for 5,100 jobs in the area.



The WSSP identifies locating employment uses on the West Side as critical to achieving the Plan's goals including: reducing vehicle trip distances, decreasing commuter demand across the Rio Grande, decreasing the need for additional lanes of river crossing, decreasing construction and maintenance costs, and establishing healthy activity centers. The subject site is located in the Ladera Community's designated Community Activity Center (CAC).

*The WSSP does not have specific policies regarding signage, but does encourage view preservation. The WSSP called for the development of design guidelines for the area, these guidelines were not developed area wide. The SPS guidelines would be consistent with intent of the WSSP to have well design development (see condition 3 for language that allows flexibility while maintaining design standards).*

**D. Coors Corridor Sector Development Plan (Rank 3)**

The subject site lies within the boundaries of the Coors Corridor Plan, a Rank III plan adopted in 1984. It contains policies, regulations, and guidelines for the development of Coors Boulevard. The subject property is in Segment 2 of the Corridor Plan, which extends from I-40 on the south to the Western Trail on the north. The following CCP policies and design regulations apply to the proposal:

Signage policy 1. Signs should complement the appearance and function of the roadway and the Corridor while protecting the unique views beyond the corridor.

*The request would add considerable flexibility to the existing signage regulations and may result in incongruous signage for the development. Staff does not believe that the signs need to be identical, but that signage for the development should have cohesive elements such color or material or font to meet the intent of the SPS to have an aesthetically pleasing development. Proposed condition 3 addresses this issue. With the imposition of condition 3, the request furthers signage policy 1.*

**III.SITE DEVELOPMENT PLAN FOR SUBDIVISION Amendment**

**A. Request**

The applicant proposes to amend the existing, approved Site Development Plan for Subdivision( SPS) to remove the language in the design standards requiring that signage be coordinated and have the same height color, material and text height at all locations. Also, the request would remove the graphic showing the two sign types. Allowed signage height and signage square footage is regulated by the University of Albuquerque Sector Development Plan and the Coors Corridor Plan.

Section 14-16-3-11(B) of the Zoning Code states, "... Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable



goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

**B. Site Plan Layout / Configuration**

The request will not change any items regarding site layout or other sections of the SPS.

**C. Signage**

The existing, approved SPS contains the following language regarding signage:

All signage shall conform to the requirements of the University of Albuquerque – Signing and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

a. All on site signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque Comprehensive Zoning Code.

b. Freestanding signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices of support.

c. no signage is allowed that uses moving parts, makes audible sounds, or has blinking lights

d. Signs shall not overhang into the public right of way or extend above the roof line.

e. Off premise signs and portable signs are prohibited.

f. Monument signs at each of the points of entry( 1) Corner of St Josephs and Coors Blvd. (2) Right In Right Out entrance driveway off of Coors Blvd. ( 3) Entrance driveway off of St. Josephs. ***These signs shall be coordinated to have the same appearance (height, size Color, Material, Text Height, style etc.) at all locations (portion the applicant proposes to remove).***

g. Building Mounted signs shall have contrasting colors from the background and text height and font that ensures readability and comply with the Coors Corridor Plan.

h. No building mounted sign shall intrude upon the architectural features including windows, columns, or canopies or decorative features.

i. there shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion Property.

***The applicant proposes to remove the language which requires signs to be substantially the same and remove the existing signage graphic. The applicant proposes to add two graphics showing the signs requested through the ZHE process. With the addition of two conditions addressing style and the removal of the signage***



*diagrams, staff feels that the request will allow flexibility, but still meet the intent of the SPS to have a an aesthetically pleasing development and aesthetic treatments and material selection that provide consistency in design across the entire property. The request will not allow any additional height or square footage. Any additional height or square footage will require a variance or a zone change.*

#### **IV. AGENCY & NEIGHBORHOOD CONCERNS**

##### **A. Reviewing Agencies/Pre-Hearing Discussion**

Long Range Planning stated that the applicant should provide policy justification for the request. Staff is waiting for this.

##### **B. Neighborhood/Public**

The Ladera Heights, and Vista Grande Neighborhood Associations, Rancho Encantado HOA and Westside Coalition of Neighborhoods and property owners within 100 feet of the site were notified of the request.

A facilitated meeting is scheduled for December 7<sup>th</sup> to discuss both this request and the variance requests.

#### **V. CONCLUSION**

The applicant proposes to amend the existing, approved Site Development Plan for Subdivision( SPS) to remove the language in the design standards requiring that signage be coordinated and have the same height color, material and text height at all locations. Also, the request would remove the graphic showing the sign prototype and two new sign types. Allowed signage height and signage square footage is regulated by the University of Albuquerque Sector Development Plan and the Coors Corridor Plan.

In order to allow some flexibility for the applicant while maintaining the intent of the SPS to have an aesthetically pleasing development and aesthetic treatments and material selection that provide consistency in design across the entire property, staff proposes the following condition (condition 3):

Signage colors, materials and lettering will be similar and compatible and will be similar to and compatible with the building style of the development.

Staff also proposes removing the sign diagrams showing the two new signage types because they would not be allowed under the existing regulations ( condition 4).



***FINDINGS, Site Development Plan for Subdivision Amendment***

***Project # 1000032, Case # 17EPC- 40066***

1. This is a request for an Amendment to a Site Development Plan for Subdivision for lots 1-9 of the Coors Pavilion Subdivision located on the northwest corner of Coors Boulevard and St. Joseph's Drive and containing approximately 21 acres.
2. The request will remove the language requiring signage to be substantially similar and remove the current signage diagram. The request adds two new signage diagrams.
3. The existing Site Development Plan for Subdivision was approved by the EPC in 2016 to guide future development and ensure a high quality, cohesive and aesthetically pleasing development and aesthetic treatments and material selection that provide consistency in design across the entire property.
4. Development on the site is subject to the requirements of the existing, approved Site Development Plan for Subdivision.
5. The applicant states the additional flexibility is needed in order to meet the needs of future tenants of the site. Also, existing signage along Coors Boulevard is not consistent or uniform and many signs exceed the height and square footage requirements of the applicable plans. Additionally, other similarly sized municipalities allow larger signage in shopping center areas.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coor Corridor Plan, University of Albuquerque Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is located in Area of Change designated by the Comprehensive Plan.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Policy 5.6.2 because the request will allow flexibility for the signage in this development. This flexibility may help to encourage future development in this center along a transit corridor.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

e)Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

With the addition of the proposed conditions, the request furthers the intent of policy 7.3.2 and 7.3.2.e ) because it will provide clear design standards the will require signage



that is compatible with the architectural character of the buildings on the site and with the other signs.

8. The subject site within the boundaries of the West Side Strategic Plan. WSSP does not have specific policies regarding signage, but does encourage view preservation. The WSSP called for the development of design guidelines for the area, these guidelines were not developed area wide. The SPS guidelines would be consistent with intent of the WSSP to have well design development (see condition 3 for language that allows flexibility while maintaining design standards).
9. The subject site lies within the boundaries of the Coors Corridor Plan, a Rank III plan adopted in 1984. It contains policies, regulations, and guidelines for the development of Coors Boulevard. The subject property is in Segment 2 of the Corridor Plan, which extends from I-40 on the south to the Western Trail on the north. The following CCP policies and design regulations apply to the proposal:

Signage policy 1. Signs should complement the appearance and function of the roadway and the Corridor while protecting the unique views beyond the corridor.

The request would add considerable flexibility to the existing signage regulations and may result in incongruous signage for the development. Staff does not believe that the signs need to be identical, but that signage for the development should have cohesive elements such color or material or font to meet the intent of the SPS to have an aesthetically pleasing development. Proposed condition 3 addresses this issue. With the imposition of condition 3, the request furthers signage policy 1.

10. The applicant is requesting a variance through the ZHE to allow additional sign height and square footage.
11. Future Site Development Plans for Subdivision will be reviewed by the DRB in accordance with the SPS.
12. The Ladera Heights, and Vista Grande Neighborhood Associations, Rancho Encantado HOA and Westside Coalition of Neighborhoods and property owners within 100 feet of the site were notified of the request.
13. A facilitated meeting is scheduled for December 7<sup>th</sup> to discuss both this request and the variance requests.

## **RECOMMENDATION**

***APPROVAL of 17EPC-40066, a request for Amendment to a Site Development Plan for Subdivision for lots 1-9 of the Coors Pavilion Subdivision located on the northwest corner of Coors Boulevard and St. Joseph's Drive and containing approximately 21***



*acres, based on the preceding Findings and subject to the following Conditions of Approval.*

***CONDITIONS OF APPROVAL, Site Development Plan for Building Permit/Subdivision  
Project # 1000032, Case # 17EPC- 40066***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
  2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
  3. The applicant will add a sentence stating that signage colors, materials and lettering will be similar and compatible and will be similar to and compatible with the building style of the development.
  4. Remove the sign diagrams in the signage section.
  5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
- 

***Name  
Title***

***Notice of Decision cc list:***

Josh Skarsgard

Ladera Heights

Vista Grande Neighborhood Associations,

Rancho Encantado HOA

Westside Coalition of Neighborhoods







**AGENCY COMMENTS**

**PLANNING DEPARTMENT**

**Zoning Enforcement**

No adverse comment

**Long Range Planning**

This request is contrary to the intent of the Site Development Plan for Subdivision and the Coors Corridor Plan to have lower sign heights and sizes along the boulevard. The applicant does not provide any policy justification from the Coors Corridor Plan, the West Side Strategic Plan, or the Comprehensive Plan.

**Metropolitan Redevelopment Agency**

**CITY ENGINEER**

**Transportation Development**

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

No Comment

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

Transit Corridor	Coors Boulevard Major Transit Corridor
Transit Route	Rapid Ride 790, fixed route 155, commuter 96,



Current Service/Stops Nearest stop pair is either side of St. Joseph's about 200 feet from the intersection, south bound stop is to the south of St. Joseph's. No impact on transit

Comments No

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

***ALBUQUERQUE PUBLIC SCHOOLS***

***MID-REGION COUNCIL OF GOVERNMENTS***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

1. Existing electric overhead distribution lines are located along the eastern and southern boundaries of the subject property and an underground distribution line is located along the western boundary of the site. It is the applicant's obligation to abide by any conditions or terms of those easements. Any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.

2. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

3. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. PNM previously provided comments on this project for the August 8, 2013 EPC hearing. Contact:

Andrew Gurule

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-0589





View of the subject site looking west.



View of the subject site looking north along Coors Boulevard.





View of the  
subject site  
looking north at  
residential  
development.



View of the  
subject site  
looking south  
from center of  
site.





looking east toward  
Coors Boulevard



looking south along  
Coors Boulevard



## HISTORY



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## **AMENDED OFFICIAL NOTIFICATION OF DECISION**

April 15, 2016

Oxbow Town Center  
Thomas Keleher  
201 third St NW Suite 1200  
Albuquerque, NM 87102

**Project# 1000032**  
15EPC-40079 Site Development Plan for Subdivision

### **LEGAL DESCRIPTION:**

The above actions for all or a portion of Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres. (G-11)  
Staff Planner: Vicente Quevedo

On April 14, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1000032/15EPC-40079, a Site Development Plan for Subdivision, based on the following finding:

### **FINDINGS 15EPC-40079 – Site Development Plan for Subdivision:**

1. This is a request for a Site Development Plan for Subdivision for Tracts X-1-A2 and, Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center located On St. Josephs Drive NW between Coors Blvd. and Atrisco Drive and containing approximately 21.3 acres.
2. This is a request for a Site Development Plan for Subdivision for an approximately 21.3 acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site is SU-3 for Mixed Use (O-1 & C-2 Uses). The applicant is proposing to develop 7 acres of the subject site as office uses per the O-1 zone of the Zoning Code and the remaining approximately 14.3 acres as commercial uses per the C-2 zone of the Zoning Code. Design Standards are also proposed for the subject site. Staff notes that the proposed Coors Pavilion Site Development Plan for Subdivision includes Design Standards which in turn include additional design parameters that conform to the requirements of the Zoning Code and all applicable plans.
3. At the time of annexation and establishment of zoning, the subject site land use was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996, City Council approved a change to "A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial



## AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

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(C-2) and/or office (O-1)” (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-255). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

In 2012, an apartment complex was proposed on Parcel A. In the face of strong neighborhood opposition, in particular, to the intended work-force housing market segment, the applicant withdrew the request (Project 1005357/12EPC-40040/41/42).

In 2013, a request to amend the University of Albuquerque Sector Development Plan to change the zoning and allowable land use mix for the subject site and redevelop 17 acres of single-family residential uses instead of the required minimum 17 acres of O-1 development. A recommendation of denial was forwarded from the EPC to City Council (Project 1000032/13EPC-40123). The applicant subsequently withdrew the requested action.

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, University of Albuquerque Urban Center Sector Development Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following applicable goals and policies of the Comprehensive Plan:
  - A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The request furthers Policy II.B.5.d. because it respects neighborhood values by proposing O-1 and C-2 uses that are appropriate for the plan area. The applicant has also participated in several discussions with surrounding neighborhood representatives to ensure that the Design Standards appropriately respond to natural environment conditions and carrying capacities. The Villa de Paz HOA has submitted a letter expressing unanimous support for the project.
  - B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the site is vacant land that has access to existing facilities and services.
  - C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.



AMENDED OFFICIAL NOTICE OF DECISION

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The request furthers Policy II.B.5.i. because employment and service uses shall be located to complement residential areas and the proposed design standards will ensure that future development is sited to minimize adverse effects. The subject site is surrounded by development on all sides: to the north is single-family residential development (Rancho Encantado, Del Sur and Valle Alegre); to the east is a public park with soccer fields, St. Pius School, and single-family residential development (Enclave at Oxbow); to the south of Parcel B is a single-family residential development with attached dwelling units (Villa de Paz); and to the west is a multi-family residential development (Atrisco Apartments).

D. Policy II.B.5.j.: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

The request furthers Policy II.B.5.j. because it would appropriately locate new commercial development in and existing commercially zoned area within a larger shopping center area.

E. Policy II.B.7.a.: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The request furthers Policy II.B.7.a. by allowing extensive office and commercial development within the Activity Center which would contribute to mixed use concentrations of interrelated activities within the Activity Center, and improve on the cost-effectiveness of City services, relative to the current use entitlements.

F. II.D.6 Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The request furthers the Economic Development Goal because the Activity Center site is already surrounded by mixed density residential development that would support the development of office, commercial, and retail services as proposed by the applicant.

6. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

A. II.B.7 Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

The request partially furthers the Activity Centers Goal because while the development will contribute to expanding and strengthening concentrations of moderate and high density land uses, the



## AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

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request does not appear to contribute to reducing auto travel needs given that the majority of users of the site will more than likely need to drive and park a vehicle to access commercial and office uses on the site.

### 7. The request furthers the following applicable goals and policies of the West Side Strategic Plan:

#### A. Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making. (Page 17)

The request furthers WSSP Objective 4 because locating the proposed uses within a Community Activity Center and near existing residential uses will ensure an appropriate mix of higher density / intensity uses to serve the surrounding residents.

#### B. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers. (Page 38)

The request furthers WSSP Policy 1.1 because the applicant is proposing higher density non-residential development within a designated Community Activity Center and the subject site is surrounded by areas of lower density residential development. Additionally, the O-1 zone provides sites suitable for office, service, institutional, and dwelling uses. It is often used as a buffer or transition between single-family residential and commercial uses.

#### C. Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community. Its service area may be approximately three miles (radius) and a population of up to 30,000. (Page 41)

The request furthers WSSP Policy 1.13 because the intent of the policy is to focus higher intensity and mixed-uses within Activity Centers, and to encourage low-density residential development outside of Activity Centers.

### 8. The request partially furthers the following applicable goals and policies of the West Side Strategic Plan:

#### A. Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side. (Page 17)

The request partially furthers WSSP Objective 1 because it will contribute to providing a mix of land uses on the West Side and will be located to complement surrounding and existing residential development, however the request does not appear to contribute to reducing auto travel needs given that the majority of users of the site will more than likely need to drive and park a vehicle to access commercial and office uses on the site.



## AMENDED OFFICIAL NOTICE OF DECISION

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9. The request furthers the following applicable goals and policies of the Coors Corridor Plan:

- A. Policy 3 – Recommended Land Use: The Coors Corridor Plan recommends land uses which are identified on the following maps. They specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide the development in the plan area.

The request furthers CCP Policy 3 because the plan's recommended land use for the site is industrial/employment. The O-1 and C-2 uses proposed for the subject site will appropriately fulfill the employment requirement of the CCP. The recommendation for industrial uses is no longer applicable given the amount of residential uses surrounding the Activity Center.

- B. Site Planning and Architecture Policies: Various design policies apply to development within the Coors Corridor Plan area. These include: site design, building setback height and bulk, front landscaped street yard, site landscaping, off-street parking, commercial sites, access, bikeways and horse trails, site lighting, and architectural design.

The request furthers CCP Site Planning and Architecture Policies because the proposed Design Standards address site design, setback, height, and bulk, landscaping, off-street parking, access, site lighting and architectural design. Staff has ensured that the proposed Site Development Plan for Subdivision complies with all required elements of the CCP.

10. Staff has also conducted a thorough review to ensure that the proposed Design Standards conform to the requirements of the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the Zoning Code regulations.
11. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).
12. Staff has coordinated with the applicant to ensure that the proposed Design Guidelines meet or exceed the minimum requirements of the Zoning Code and all applicable plans and is in favor of recommending that the EPC grant the request for DRB delegation.
13. If approved by the EPC, all future DRB delegated Site Development Plans for Building Permit for the subject site will occur per the requirements of an advertised DRB public Hearing.
14. The Enclave at Oxbow HOA, Ladera Heights Neighborhood Association, Rancho Encantado HOA, Vista Grande Neighborhood Association, Westside Coalition of Neighborhood Association's and property-owners within 100-feet were all notified of this request.
15. A facilitated meeting was recommended by the Office of Neighborhood Coordination and a meeting between the applicant and recognized neighborhood association representatives was held on February 10, 2016.



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April 15, 2016

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16. Staff received written public comments from surrounding neighborhood association representatives and area residents expressing support for the project (Villa de Paz Neighborhood Association) and requesting that additional information be added to the administrative record. The additional information has been included in the record.

**CONDITIONS 15EPC-40079 – Site Development Plan for Subdivision:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions of approval from Albuquerque / Bernalillo County Water Utility Authority:
  - A. The conceptual utility plan indicates an onsite public waterline. If individual lots are to be served from separate water meters, then this would be allowed. The waterline shall be minimized, thus there is potential to eliminate the proposed public waterline along the western property lines of Lots 8-12 as well as the waterlines south of Lot 8 and south of Lot 7. The proposed fire hydrants that are connected to these lines to be eliminated can be extended from the remaining public waterlines. All fire hydrants on the property shall be deemed private. All public waterline easements shall be 20' in width and granted to the Water Authority.
  - B. The proposed sanitary sewer shall be deemed private.
  - C. Request an availability statement at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements.
4. Conditions of approval from NMDOT:
  - A. The standard drawings for the ITS sign shall be installed per NMDOT Std dwgs 701-01 series using the Dynamic/VMS notes and 701-06 series upsized by two sizes.
5. Conditions of approval from Solid Waste Management – Refuse Division:



AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

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- A. Project#1000032--# of refuse enclosures indicated, inadequate for size of site development. Tracts 1 and 2 indicate enclosure locations. Please indicate enclosures for 3,4,5,7. Provide site plan to minimum scale of 1-50 to verify truck access.

6. Conditions of approval from Public Service Company of New Mexico:

- A. An existing overhead distribution line is located along the eastern boundary of the subject property on the west side of Coors Blvd NW. In addition, an existing overhead distribution line is also located along the southern boundary of the property on the north side of St. Josephs Drive NW. It is the applicant's obligation to abide by any conditions or terms of those easements. Sheet DS02 - Site Development Plan for Subdivision Design Standards, Section VII. Utilities, indicates that the existing PNM overhead distribution line on Coors Blvd. would be relocated. It is necessary for the developer to contact PNM's New Service Delivery Department to discuss distribution line relocation and potential streetlight impact in the submittal and to coordinate electric service for this project. PNM is requesting a meeting with the applicant before the February EPC hearing to discuss the relocation assumptions and alternative location to place the distribution line. In the event that the distribution line cannot be relocated, the Conceptual Grading and Drainage Plan indicates that the first flush water quality pond is being directed at PNM existing pole locations on the northeast corner of the project which is not acceptable. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

- B. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
7. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
9. The service drive along the western boundary shall extend north to the proposed southern boundary of the O-1 lots and then head east.



## AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

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10. All buildings shall have exterior security cameras.
11. Developer shall be responsible for permanent improvements to transportation facilities as required by the approved TIS.
12. All subsequent site development plans for building permits shall be delegated to an advertised DRB hearing.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 29, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.



AMENDED OFFICIAL NOTICE OF DECISION

Project #1000032

April 15, 2016

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Sincerely,

Suzanne Lubar  
Planning Director

SL/VQ

cc: Oxbow Town Center, Thomas Keleher, 201 Third St NW, Suite 1200, ABQ, NM 87102  
Retail Equity Development 3, 8220 San Pedro NE Suite 500, ABQ, NM 87113  
Jill M. Greene, The Enclave at Oxbow HOA, 3915 Fox Sparrow Trail NW, ABQ, NM 87120  
Forrest Uppendahl, The Enclave at Oxbow HOA, 3900 Rock Dove Trail NW, ABQ, NM 87120  
Allan & Marie Ludi, Ladera Heights NA, 6216 St. Josephs Ave. NW, ABQ, NM 87120  
Colin Semper, Rancho Encantado HOA, 5809 Mesa Sombra Pl. NW, ABQ, NM 87120  
Adam Barker, Rancho Encantado HOA, 8500 Jefferson, Suite B, ABQ, NM 87113  
Berent Groth, Vista Grande NA, 3546 Sequoia Pl NW, ABQ, NM 87120  
Richard Schaefer, Vista Grande NA, 3579 Sequoia Pl. NW, ABQ, NM 87120  
Richard Shine, 3835 Oxbow Village Ln NW, ABQ, NM 87120  
Pauline Garcia, 5119 Lexy Ct NW, ABQ, NM 87120  
Larry Wells, 100 Sun Avenue, Suite 410, ABQ, NM 87109  
Vanessa Alared, 5818 Jones Pl. NW, ABQ, NM 87120  
Kevin McLarty, 5800 Mesa Sombra Pl. NW, ABQ, NM 87120  
Jerry Worrall, 1039 Pinatubo Pl NW, ABQ, NM 87120



## ZONING

Please refer to the Zoning Code or referenced Area or Sector Development Plan for specifics.



## APPLICATION INFORMATION





Supplemental Form (SF)

**SUBDIVISION**

- ☐ Major subdivision action  
☐ Minor subdivision action  
☐ Vacation  
☐ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- ☒ for Subdivision  
☐ for Building Permit  
☐ Administrative Amendment (AA)  
☐ Administrative Approval (DRT, URT, etc.)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- ☐ Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- ☐ Annexation  
  
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)  
☐ Adoption of Rank 2 or 3 Plan or similar  
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

- ☐ Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Red Shamrock 4, LLC Joshua Skarsgard PHONE: 505-998-9094

ADDRESS: 8220 San Pedro NE Ste 500 FAX: 505-998-9080

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@retailsouthwest.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amendment to SDP Subd. to amend design standards

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☒ No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 1-9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Coors Pavilion

Existing Zoning: SU-3 Proposed zoning: NA MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): G-11 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

Project #100032, EPC-40123-2013 15EPC-40079

**CASE INFORMATION:**

Within city limits? ☒ Yes Within 1000FT of a landfill? no  
 No. of existing lots: 9 No. of proposed lots: NA Total site area (acres): 21 +/-

LOCATION OF PROPERTY BY STREETS: On or Near: COORS Blvd. NW

Between: St. Josephs NW and Western Trail NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE 11/2/17

(Print Name) Joshua Skarsgard Applicant: ☒ Agent: ☐

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

- ☐ INTERNAL ROUTING  
☐ All checklists are complete  
☐ All fees have been collected  
☐ All case #s are assigned  
☐ AGIS copy has been sent  
☐ Case history #s are listed  
☐ Site is within 1000ft of a landfill  
☐ F.H.D.P. density bonus  
☐ F.H.D.P. fee rebate

Application case numbers

17EPC-40066

Action

ASPS

ADY

CMF

S.F.

Fees

\$ 255.00

\$ 75.00

\$ 50.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total \$ 380.00

Hearing date December 14 2017

11-2-17  
Staff signature & Date

Project # 1000032



**FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING**

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**  
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
  - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**  
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**  
☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ✓ Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- ✓ DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- ✓ DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- ✓ Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- NA Letter of authorization from the property owner if application is submitted by an agent
- ✓ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- ✓ Sign Posting Agreement
- NA Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- ✓ Traffic Impact Study (TIS) form with required signature
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Red Shamrock 4 Joshua Skarsgard  
Applicant name (print)  
11/2/17  
Applicant signature / date



Form revised August 2017

- ☐ Checklists complete  
☐ Fees collected  
☐ Case #s assigned  
☐ Related #s listed

Application case numbers  
17ERK - 40066

Planner signature / date  
Project #: 1000032



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Red Shamrock 4, LLC DATE OF REQUEST: 10/27/17 ZONE ATLAS PAGE(S): G-11

### CURRENT:

ZONING SU-3

PARCEL SIZE (AC/SQ. FT.) +/- 21 acres

### LEGAL DESCRIPTION:

LOT OR TRACT # 1-9 BLOCK # \_\_\_\_\_

SUBDIVISION NAME Coors Pavilion

### REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

### SITE DEVELOPMENT PLAN:

SUBDIVISION\* [ ☒ ]

AMENDMENT [ ☒ ]

BUILDING PERMIT [ ]

ACCESS PERMIT [ ]

BUILDING PURPOSES [ ]

OTHER [ ]

\*includes platting actions

*Amendment  
to  
design  
standards*

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ☒ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

### GENERAL DESCRIPTION OF ACTION:

# OF UNITS: 3 monument signs

BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE \_\_\_\_\_

DATE 10/27/17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ☒ ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ☒ ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ☒ ]

Notes:

*Coors Pavilion Retail Development was studied by Terry Brown Aug 17, 2016.  
Study is still current, no further study needed.*

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

\_\_\_\_\_  
TRAFFIC ENGINEER

10/30/2017  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Revised January 20, 2011



# RED SHAMROCK 4, LLC

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8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113

505-262-2323

November 1, 2017

City of Albuquerque  
Environmental Planning Commission  
600 2<sup>nd</sup>. St. NW  
Albuquerque, NM 87102

**RE: *Project No. 100032 Coors Pavilion - Justification Letter for submittal of application for an amendment Site Development Plan for Subdivision (Signage).***

Dear EPC Commissioners:

Please be advised that Red Shamrock 4, LLC (Joshua Skarsgard) (“**Applicant**”) is requesting approval of an amendment to Site Development Plan for Subdivision to the Environmental Planning Commission on the real property described as:

***Lots 1 thru 9 as shown on the “Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2 University of Albuquerque Urban Center), within the Town of Albuquerque Grant Projected Section 2, T10N, R2E N.M.P.M” filed as Document # 2017033851 in the office of the County Clerk, Bernalillo County, New Mexico, on April 11, 2017 in Book 2017C, Page 0042 (“Subject Site”).***

The Subject Site is 21.2244 acres of land located on the northwest corner of Coors Blvd. NW and St. Josephs Dr. NW. The Applicant is requesting approval to amend SDPS Design Standards sheet DS02 Section X. SIGNAGE f. to allow monument signs to differ in appearance (height, size, text height, etc.) and to replace the sign graphic on SDPS Design Standards sheet DS02 (see attached Exhibit “A” for current approved SDPS Design Standards sheet DS02 and Exhibit “B” for proposed amendments to SDPS Design Standards sheet DS02).

**Question:** Why is the Applicant requesting an amendment to the signage regulations contained in the Design Standards?

**Answer:** The Applicant is receiving market feedback from current occupants (Panera, Starbucks, Chick fil A, etc.) that the signage regulations contained in the Coors Corridor Plan and University of Albuquerque Sector Development Plan are far smaller (in terms of square footage of fascia – 75 feet) and height (8 feet) than is customary for regional shopping centers in similar municipalities (Tucson, Boise, Sacramento, etc.).

Additionally, discussions with potential occupants that are not currently being constructed within the Subject Property indicated that with this length of “frontage” along Coors Blvd that the two monuments signs can accommodate larger width and height to secure businesses to risk capital



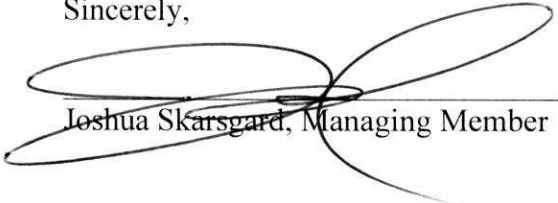
and build buildings in the westerly portion of the Subject Property (not immediately contiguous to the Coors Blvd. frontage).

Additionally, there are existing monument signs located on Coors Blvd. that exceed the proposed height of these monument signs (West Bluff Shopping Center, Ladera West, etc.). There is not a "uniformed" height for these monument signs on the Coors corridor, and the proposed height would be similar and consistent with a handful of existing signs.

ZHE Application. The Applicant would like to remind the members of the EPC and staff that a current application was made to the ZHE for a variance to the height and square footage of fascia for the three signs on the Subject Property. This application will be running concurrently with this EPC application.

If you have any questions or concerns regarding this Application, please contact me using the following contact information: Joshua Skarsgard - 8220 San Pedro NE Suite 500 Albuquerque, NM 87113 - Phone: 505-998-9094 E-mail: [josh@retailsouthwest.com](mailto:josh@retailsouthwest.com).

Sincerely,



Joshua Skarsgard, Managing Member



# RED SHAMROCK 4, LLC

8220 San Pedro Dr. NE Suite 500 Albuquerque, NM 87113 505-262-2323

November 30, 2017

Ms. Maggie Gould, MCRP  
Planner  
City of Albuquerque, Planning Department  
600 Second Street NW  
Albuquerque, NM 87102  
(505) 924-3910  
mgould@cabq.gov

## ***RE: APPLICANT RESPONSE to AGENCY COMMENTS 1000032***

Dear Ms. Gould,

This letter is in reference to Project Memo 1000032. Below are the Applicant's responses to the Agency's comments.

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

No adverse comment

#### **Long Range Planning**

This request is contrary to the intent of the Site Development Plan for Subdivision and the Coors Corridor Plan to have lower sign heights and sizes along the boulevard. The applicant does not provide any policy justification from the Coors Corridor Plan, the West Side Strategic Plan, or the Comprehensive Plan.

### **APPLICANT RESPONSE:**

Pursuant with City of Albuquerque Zoning and Planning Department application processes, when multiple Plans present restrictions, the most restrictive Plan is used for determining what variances are applied for. Because the University of Albuquerque Sector Development Plan provides the most restrictive sign height and sign size requirements, Applicant submitted justification for variance based on the restrictions set forth in that plan only. Presumably, if the justification for variance to the most restrictive plan is acceptable, then such will also satisfy the restrictions set forth by the remaining plans.

Pursuant with such, the justification for variance to the University of Albuquerque Sector Development Plan is as follows:

University of Albuquerque Sector Development Plan: <i>Single Tenant Free-Standing Signs</i>
------------------------------------------------------------------------------------------------



B-2- The height of a freestanding sign and its structure is limited to 4 feet. The minimum depth of a freestanding sign is 6". The maximum allowable sign area is 24 square feet on a single face. A double faced sign is allowed to have 24 square feet of sign area per face.

The City of Albuquerque Zoning Code of Ordinances Section § 14-16-4-2 (C) (2) "SPECIAL EXCEPTIONS – VARIANCE" reads in part: "A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:

**The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;**

**APPLICANT RESPONSE:**

*The Applicant believes that this Application meets its burden of providing evidence that establishes that the Application is not going to be: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property/improvements located in the nearby vicinity of the Subject Property. Specifically, the Applicant asserts that allowing the three monument signs for all of the nine parcels located at Coors Pavilion will not damage the surrounding aesthetics or safety (view corridors) for shoppers within the Coors Pavilion shopping center, nor will it damage the aesthetics of safety for the residents of the Oxbow community (and all surrounding residential neighborhoods), including the St. Joseph's on the Rio Grande. The consolidating of signage from nine parcels into three signs will reduce sign clutter in the corridor and will not be injurious to the property improvements located in the vicinity (St Pius X and St. Joseph's on the Rio Grande and residential neighborhood to the north of the Subject Property) [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. The Applicant believes that the consolidation of three signs for nine parcels may in fact be safer for motorists (allowing a full view of the intersection) as you travel north on Coors Blvd. Further, the Application and the Justification Letter suggest that there is no neighborhood opposition to the Application (the Applicant attended many neighborhood meetings in the months leading up to the EPC Site Development Plan for Building Permit approval). In addition, the Applicant has provided much needed urban infill to this vacant 21 acre site. This project has been a success story in "urban infill" and furthers many of the goals of the Abq Bernalillo Comprehensive Plan.*

**There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;**

**APPLICANT RESPONSE:**

*The Applicant has met its burden of providing evidence that establishes that there are "special circumstances" applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity. Specifically, the Applicant asserts that the location of this 21 acre nine-lot mixed use Coors Pavilion project is in between a church (St. Joseph's on the Rio Grande) and school (St. Pius X), and as a result these special circumstances support CONSOLIDATING the signage of nine lots into three signs to avoid visual clutter in the corridor along Coors Blvd. If this property was inundated with nine signs it would be visually disruptive to the church and school*



*and residents nearby. These sensitive neighboring land uses (church, school, and homes) provides a special circumstance that necessitates a consolidation of nine parcels signage into three multi panel monument signs to inform motorists of the tenants in the shopping center [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]. The purpose of the monument sign is to educate shoppers/motorists of the restaurants and office and businesses located in the Subject Property.*

**Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and**

**APPLICANT RESPONSE:**

*The Applicant has met its burden of providing evidence that establishes that the special circumstances presented hereinabove were not "self-imposed", and that those special circumstances create an unnecessary hardship upon the Applicant. Specifically, the Applicant asserts that the existence of neighboring church, school and homes was established after decades of land use decisions affecting the Subject Property and were certainly not self-imposed. The zoning code regulation which allows only one sign per 300 feet of frontage constitutes an "unjustified limitation on the reasonable use of the Subject Property" due to the special circumstances (location of nearby church, school and homes) [as required pursuant to Section § 14-16-4-2 (C) (2) (c)].*

**(d) Substantial justice is done.**

**APPLICANT RESPONSE:**

*The Applicant has met its burden of providing evidence that establishes that substantial justice will be done if this Application is approved. The substantial justice is that the nearby residents and school and church will not be inundated with multiple signs on the 21 acre site and will only have three multi-tenant monument signs with adequate visibility to notify the tenant's customers of their location. Additionally, this entire project has been a wonderful example of urban infill of a long vacant property that is adjacent to City infrastructure that will create jobs and stabilize property values [as required pursuant to Section § 14-16-4-2 (C) (2) (d)]*

*Applicant agrees to post the yellow "Notice of Hearing" signs for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 (B) (4).*

**CONCLUSION:** The Applicants believe that this justification letter meets the burden of submitting an Application that provides evidence that satisfies the elements required within §14-16-4-2 (C) (2) of the Albuquerque Zoning Code and the University Heights Sector Development Plan. Please feel free to contact me with any questions you may have at 505-998-9094, or via email at [josh@retailsouthwest.com](mailto:josh@retailsouthwest.com).



**Metropolitan Redevelopment Agency**

**CITY ENGINEER**

**Transportation Development**

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**NMDOT**

NMDOT has concurred with TIA dated October 8, 2016

Access permit for right in/out on NM 45 has been issued, no additional access shall be allowed on NM 45

**APPLICANT RESPONSE:**

*Applicant acknowledges this agency comment.*

**WATER UTILITY AUTHORITY**

**Utility Services**

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

No Comment



***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Transit Corridor	Coors Boulevard Major Transit Corridor
Transit Route	Rapid Ride 790, fixed route 155, commuter 96,
Current Service/Stops	Nearest stop pair is either side of St. Joseph's about 200 feet from the intersection, south bound stop is to the south of St. Joseph's. No impact on transit
Comments	No

***APPLICANT RESPONSE:***

*Applicant acknowledges this agency comment.*

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

***ALBUQUERQUE PUBLIC SCHOOLS***

***MID-REGION COUNCIL OF GOVERNMENTS***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

1. Existing electric overhead distribution lines are located along the eastern and southern boundaries of the subject property and an underground distribution line is located along the western boundary of the site. It is the applicant's obligation to abide by any conditions or terms of those easements. Any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.

2. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.



3. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. PNM previously provided comments on this project for the August 8, 2013 EPC hearing. Contact:

Andrew Gurule  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-0589

**APPLICANT RESPONSE:**

*Applicant acknowledges this agency comment and accepts the noted regulations.*

**APPLICANT:**

**RED SHAMROCK 4, LLC**  
a New Mexico limited liability company



Joshua Skarsgard, Managing Member



October 5, 2017

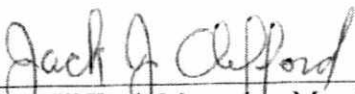
City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Kidz Academy with regard to a site plan for building permit Amendment to Lot A1, Finland Development.

If you have any questions or need additional information, please feel free to contact me at 505-881-0900.

Sincerely,

  
\_\_\_\_\_  
Jack Clifford, Managing Member  
McMahon Tenancy in Common.



# Red Shamrock 4, LLC

---

8220 San Pedro Drive NE Suite 500 Albuquerque, New Mexico 87113 505-262-2323

**December 5, 2017**

Ms. Maggie Gould, MCRP  
Planner  
City of Albuquerque, Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Sent via email to:  
mgould@cabq.gov

**RE: Applicant Red Shamrock 4, LLC's Response to Long Range Planning Agency Comments**

Dear Ms. Gould:

The following reflects the Applicant's responses to the Agency Comments from Long Range Planning regarding Applicant's request for Amendment to Site Plan for Subdivision signage requirements. This intent of this letter is to provide policy justification for Amending Applicant's Site Plan for Subdivision regarding signage requirements to allow for three (3) monument signs, which are larger than allowed by the original Site Plan for Subdivision, but fewer in number than is allowed for the nine (9) lots that make up the Coors Pavilion site as issue. The policy issues addresses are not intended to be exclusive, but rather a comprehensive response to all policy issues in the Comprehensive Plan, the University of Albuquerque Sector Development Plan, the West Side Strategic Plan and the Coors Corridor Plan, all of which contain similar policy concerns relative to the arguments delineated below.

- 1. The Applicant believes that the requested Amendment to the Site Plan for Subdivision is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property/improvements located in the nearby vicinity of the Subject Property.**

Specifically, the Applicant asserts that allowing three (3) monument signs for all of the nine (9) parcels located at Coors Pavilion will not damage the surrounding aesthetics or safety (view corridors) for shoppers within the Coors Pavilion shopping center, nor will it damage the aesthetics of safety for the residents of the Oxbow community (and all surrounding residential neighborhoods), including the St. Joseph's on the Rio Grande. The consolidation of signage from



nine (9) parcels into three(3) signs will reduce sign clutter in the corridor and will not be injurious to the property improvements located in the vicinity (St Pius X and St. Joseph's on the Rio Grande and residential neighborhood to the north of the Subject Property) [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. The Applicant believes that the consolidation of three (3) signs for nine (9) parcels may in fact be safer for motorists (allowing a full view of the intersection) as you travel north on Coors Blvd. Further, the Application for Amended Site Plan for Subdivision suggests that there is no neighborhood opposition to the Application (the Applicant attended many neighborhood meetings in the months leading up to the EPC Site Development Plan for Building Permit approval). In addition, the Applicant has provided much needed urban infill to this vacant 21 acre site. This project has been a success story in "urban infill" and furthers many of the goals of the relevant Plans.

2. **The Applicant believes that the requested Amendment to the Site Plan for Subdivision is: (i) not disrespectful of existing neighborhood values, natural environment conditions or scenic resources; (ii) minimizing of adverse effects of lighting and traffic on the surrounding residential environment; and (iii) will encourage long-term sustainable transit patterns and economic growth.**

The Applicant believes that the consolidation of signs into three (3) monument signs, is a reduction in clutter and will encourage maintenance of the natural environment and scenic resources in comparison to having nine (9) smaller signs as allowed by the current Site Plan for Subdivision. Additionally, the three (3) proposed signs maintain sameness in appearance and blend with the color and appearance of the surrounding natural environment. An increase in size with consolidation of signage into fewer numbers is also minimizing of the lighting effects and is likely safer for motorists with fewer signs to view while traveling on Coors Blvd. The Applicant is receiving market feedback from current occupants (Panera, Starbucks, Chick fil A, etc.) that the signage regulations contained in the Coors Corridor Plan and University of Albuquerque Sector Development Plan are far smaller (in terms of square footage of fascia – 75 feet) and height (8 feet) than is customary for regional shopping centers in similar municipalities (Tucson, Boise, Sacramento, etc.). This is impactful upon the policies in the relevant Plans that encourage economic growth and diversity. Additionally, discussions with potential occupants that are not currently being constructed within the Subject Property indicate that with the length of "frontage" along Coors Blvd., three (3) monuments signs can accommodate larger width and height to secure businesses to risk capital and build buildings in the westerly portion of the Subject Property (not immediately contiguous to the Coors Blvd. frontage). Finally, there are existing monument signs located on Coors Blvd. that exceed the proposed height of these monument signs (West Bluff Shopping Center, Ladera West, etc.). There is not a "uniformed" height for these monument signs on the Coors Corridor, and the proposed height would be similar and consistent with a handful of existing and more recently placed signs, which may reflect the values of the current neighboring communities.

3. **The Applicant believes that there are "special circumstances" that are applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity.**



Specifically, the Applicant asserts that the location of this 21 acre nine-lot mixed use Coors Pavilion project is in between a church (St. Joseph's on the Rio Grande) and school (St. Pius X), and as a result these special circumstances support CONSOLIDATING the signage of nine (9) lots into three (3) signs to avoid visual clutter in the corridor along Coors Blvd. If this property was inundated with nine (9) signs it would be visually disruptive to the church and school and residents nearby. These sensitive neighboring land uses (church, school, and homes) provides a special circumstance that necessitates a consolidation of nine (9) parcels signage into three (3) multi-panel monument signs to inform motorists of the tenants in the shopping center [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]. The purpose of the monument sign is to educate shoppers/motorists of the restaurants and office and businesses located in the Subject Property.

4. **The Applicant believes that substantial justice is provided to the residents and businesses affected by this development by allowing for three (3) consolidated monument signs.**

There is substantial justice done, in approving an Amendment to Site Plan for Subdivision, to the nearby residents and school and church who will not be inundated with multiple signs on the 21 acre site and will only have three (3) multi-tenant monument signs with adequate visibility to notify the tenant's customers of their location. Additionally, this entire project has been a wonderful example of urban infill of a long vacant property that is adjacent to City infrastructure that will create jobs and stabilize property values [as required pursuant to Section § 14-16-4-2 (C) (2) (d)]

**CONCLUSION:** The Applicants believe that this letter provides substantial policy justification for §14-16-4-2 (C) (2) of the Albuquerque Zoning Code, the Comprehensive Plan, the University Heights Sector Development Plan and the Coors Corridor Plan. Please feel free to contact me with any questions you may have at 505-998-9094, or via email at [josh@retailsouthwest.com](mailto:josh@retailsouthwest.com).

Thank you for your consideration of this request!

Sincerely,



**Joshua J. Skarsgard, Esq.**  
**Red Shamrock 4, LLC**  
**Managing Member**  
**(505) 998-9094**  
**[josh@retailsouthwest.com](mailto:josh@retailsouthwest.com)**



NOTIFICATION &  
NEIGHBORHOOD INFORMATION



## **Neighborhood Notification Letters Must Include the Following:**

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text:  
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660.  
A facilitated meeting request must be received by ADR by: November 13, 2017.
6. **\*\*\*NEW\*\*\* Public Hearing Information** - Hearing Date, Start Time and Location.

## **Neighborhood Notification Checklist**

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.



Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
Ladera Heights NA	Allan	Ludi	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153	aludi415@gmail.com
Ladera Heights NA	Marie	Ludi	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153	aludi2wo@yahoo.com
Rancho Encantado HOA	Donna	Chavez	P.O. Box 93488	Albuquerque	NM	87199		5053422797	dchavez@cgres.com
Rancho Encantado HOA	Kevin	McCarty	5800 Mesa Sombra Place NW	Albuquerque	NM	87120	5052649819		kevin@kevinmccarty.com
Vista Grande NA	Richard	Schaefer	3579 Sequoia Place NW	Albuquerque	NM	87120		5058363673	Schaefer@unm.edu
Vista Grande NA	Berent	Groth	3546 Sequoia Place NW	Albuquerque	NM	87120		5058365043	berentgroth@mac.com
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrall@comcast.net
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058794995	5058903481	hlhen@comcast.net



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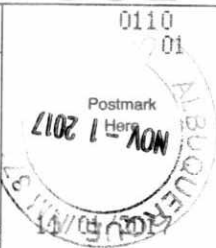
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Total Postage and Fees \$6.59

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Total Postage and Fees \$6.59

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Postage

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Total Postage and Fees

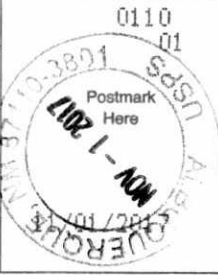
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 Allan Ludi  
 6216 St Joseph's Ave NW  
 Albuquerque, NM 87120

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Postage

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Total Postage and Fees

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 Marie Ludi  
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Postage

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Total Postage and Fees

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 Kevin McCarty  
 5600 Mesa Sombre Pl. NW  
 Albuquerque, NM 87120

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Postage

\$0.49

Total Postage and Fees

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 Donna Chavez  
 P.O. Box 13488  
 Albuquerque, NM 87199

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Postage

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Total Postage and Fees

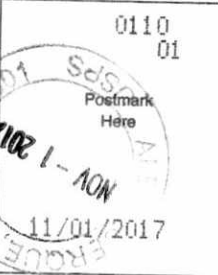
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 Berent Groth  
 3549 Securia Pl NW  
 Albuquerque, NM 87120

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage

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Total Postage and Fees

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Sent To

 Richard Schaefer  
 3549 Securia Pl NW  
 Albuquerque, NM 87120

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Typical

## RED SHAMROCK 4, LLC

8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113

505-262-2323

November 1, 2017

Gerald Worrall  
1039 Pinatubo Place NW  
Albuquerque, NM 87120

Re: Coors Pavilion – Amendment to Site Development Plan for Subdivision Application with City of Albuquerque

Dear Mr. Worrall:

This letter is to inform you that on November 2, 2017, Red Shamrock 4, LLC (Joshua Skarsgard) (“Applicant”) is submitting an application to the City of Albuquerque Environmental Planning Commission (“EPC”) to amend the approved Site Development Plan for Subdivision (“SDPS”) at the Coors Pavilion development located on Coors Blvd. NW between St. Joseph’s Dr. NW and Western Trail NW (Subject Site”) for a public hearing on December 14, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan Review. The purpose of this letter is to inform you as to the facts surrounding the application and to invite you to contact us if you have any questions. The Subject Site is legally described as:

***Lots 1 thru 9 as shown on the “Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2 University of Albuquerque Urban Center), within the Town of Albuquerque Grant Projected Section 2, T10N, R2E N.M.P.M” filed as Document # 2017033851 in the office of the County Clerk, Bernalillo County, New Mexico, on April 11, 2017 in Book 2017C, Page 0042.***

The Subject Site is 21.2244 acres of land located on the northwest corner of Coors Blvd. NW and St. Josephs Dr. NW. The Applicant is requesting approval to amend SDPS Design Standards sheet DS02 Section X. SIGNAGE f. to allow monument signs to differ in appearance (height, size, text height, etc.) and to replace the sign graphic on SDPS Design Standards sheet DS02 (see attached Exhibit “A” for current approved SDPS Design Standards sheet DS02 and Exhibit “B” for proposed amendments to SDPS Design Standards sheet DS02).

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (“ADR”) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.



The EPC public hearing will take place on December 14, 2017 beginning at 8:30 a.m. MST in the Hearing Rooming in the Basement of the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

The complete Application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2<sup>nd</sup> Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review the Application, or to speak to the planner reviewing this application, please contact the City of Albuquerque Planning Division at 924-3860. If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard  
Red Shamrock 4, LLC  
8220 San Pedro NE Suite 500  
Albuquerque, NM 87113  
Phone: 505-262-2323  
E-mail: [josh@retailsouthwest.com](mailto:josh@retailsouthwest.com)

Sincerely,

Joshua Skarsgard,  
Managing Member



Attachments



Ex. A

# DESIGN STANDARDS (continued)

- i. Retaining walls, east walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
- ii. Pedestrian sidewalk and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.

## m. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.

- i. All measures shall be taken to provide public safety at the pond location proposed within the northwest corner of the site.
- ii. Site ponding shall be integrated with the landscape plan.
- iii. Ponding location may cooperate with the westerly neighbor (St. Joseph's Church) to utilize a joint use pond and explore measures to transport storm water to Alameda Road or to Rancho Encantado (and discharged into the City of Albuquerque pond facility) - IF APPROVED BY THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT.



REFLECTOR CONTRAST - shall be achieved by a 6 foot tall enclosure and plant material

## VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distribution lines shall be placed underground (this does not include the existing overhead PHM lines located along Coors Blvd that will be relocated as part of the Coors Blvd. expansion and right in right out deceleration lane).
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

## VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-10-3-18).
- b. Architectural Style
  - i. The development shall provide a cohesive material and color palette among all buildings (earth toned color palette).
  - ii. All buildings shall be "modern" or "southwestern

modern" or "contemporary southwest" in design (that utilizes earth toned color palette).

- iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- iv. Each building may utilize a southwestern themed material (stacked stone, tile, brick, etc.).
- c. Articulation
  - i. Buildings shall have a variety of structural forms to create visual character and interest.
  - ii. Long unarticulated facades shall be avoided by using windows and glazing. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, glazing, or fenestration.
  - iii. Massing elements shall be reinforced with color variation or material distinctions.

## d. Materials

- i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate (EIFS, Stucco, Brick, Stacked Stone, etc.).
- ii. Individual building elements shall be of excellent design and quality materials such as:
  1. Metal wall panels
  2. Porcelain tile
  3. Natural stone panels
  4. Concrete
  5. Rammed earth
  6. Glass
  7. Stucco or Exterior Insulation & Finish System
  8. Brick or decorative concrete masonry units
- iii. The following external building materials shall be prohibited:
  1. Engineered wood paneling
  2. Vinyl or plastic siding
  3. Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
- v. Canopies, awnings, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
- vi. Colors shall include light to medium earth tones with accent colors in limited areas.
  1. No more than one accent color shall be used per building.
  2. The use of contrasting colors for shade elements or awnings is encouraged.

## IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall conform to the requirements of the University of Albuquerque - Lighting section contained within the development guidelines.
- b. All lighting shall conform to the requirements of the Site Lighting section of the Coors Corridor Plan (Page 98).
- c. All lighting shall comply with Section 14-10-3-0, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- d. Lighting fixtures shall conform to the requirements of the State of New Mexico High Sky Protection Act.
- e. All free-standing lights shall be of consistent design throughout the site.
- f. High pressure sodium & color-head type lighting fixtures are not permitted.
- g. Light fixtures shall be located on Site Development Plans for Building Permit.
- h. The height of street lights and off-street parking area lights shall not exceed 28 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

- k. Tree canopy lighting may be used to accent and enhance pedestrian connections.

- i. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.

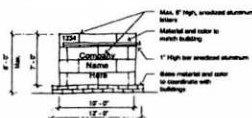


LIGHTING - should be shielded source, with the light kept in a uniform direction to avoid safety concerns

## X. SIGNAGE

All signage shall conform to the requirements of the University of Albuquerque - Signage and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. All on site Signage shall comply with the Section 14-10-3-5 General Sign Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry: (1) Corner of St. Joseph's and Coors Blvd. (2) Right in Right Out entrance driveway off of Coors Blvd (3) Entrance driveway off of St. Joseph's. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations.
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability and comply with City of Albuquerque Code of Ordinances and the Coors Corridor Plan.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.
- i. There shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion property.



SIGNAGE - should be coordinated with building and forms.

## XI. PROCESS

All of the Site Development Plans for Building Permit for the buildings within this 21 acre community activity center (Coors Pavilion) shall be designated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision.

## XII. SECURITY

ALL THE BUILDINGS CONSTRUCTED WITHIN THE COORS PAVILION PROPERTY SHALL HAVE EXTERIOR SECURITY CAMERAS.

THIS NOTE WILL BE ADDED TO EACH SUBSEQUENT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON BL. SUITE 100  
ALBUQUERQUE, NM 87131  
505.761.9700 / OPSIDESIGN.ORG

## PROJECT

ISSUED FOR  
DRB  
Site Plan for subdivision

## PROJECT

Coors Pavilion  
Coors Blvd. NW & St. Joseph NW  
Albuquerque, New Mexico 87122

## REVISIONS

- △
- △
- △
- △
- △

DRAWN BY: AANA  
REVIEWED BY: AANA  
DATE: 06.21.2014  
PROJECT NO: 15-0158.001  
DRAWING NO: 001

SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION  
DESIGN STANDARDS

## SHEET NO.

DS02



Ex. B

# DESIGN STANDARDS (continued)

- k. Retaining walls, east walls, or elements intended to compensate for a slope in the site shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
- l. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.

- m. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.

1. All measures shall be taken to provide public safety at the pond location proposed within the northwest corner of the site.

2. Site ponding shall be integrated with the landscape plan.

3. Ponding location may cooperate with the westerly neighbor (St. Joseph's Church) to utilize a joint use pond and explore means to transport storm water to Abasco Road or to Rancho Encantado (and discharged into the City of Albuquerque pond facility) - IF APPROVED BY THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT.



REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant material

## VII. UTILITIES

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MECHANICAL SCREENING - should be screened from public view

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- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-16-3-18).
- b. Architectural Style
  1. The development shall provide a cohesive material and color palette among all buildings (earth toned color palette).
  2. All buildings shall be "modern" or "southwestern

modern" or "contemporary southwest" in design (that utilize earth toned color palette).

- iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- iv. Each building may utilize a southwestern themed wainscot (stacked stone, tile, brick, etc.).

## c. Articulation

- i. Buildings shall have a variety of structural forms to create visual character and interest.

- ii. Long unarticulated facades shall be avoided by using windows and glazing. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, glazing, or fenestration.

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1. Metal wall panels
2. Porcelain tile
3. Natural stone panels
4. Concrete
5. Rammed earth
6. Glass
7. Stucco or Exterior Insulation & Finish System
8. Brick or decorative concrete masonry units

- iii. The following external building materials shall be prohibited:

1. Engineered wood paneling
2. Vinyl or plastic siding
3. Plain concrete masonry units

- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.

- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.

- vi. Colors shall include light to medium earth tones with accent colors in limited areas.

1. No more than one accent color shall be used per building.
2. The use of contrasting colors for shade elements or awnings is encouraged.

## IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and nighttime appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

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- b. All lighting shall conform to the requirements of the Site Lighting section of the Coors Corridor Plan (Page 98).
- c. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- d. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- e. All free-standing lights shall be of consistent design throughout the site.
- f. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- g. Light fixtures shall be located on Site Development Plans for Building Permit.
- h. The height of street lights and off-street parking areas lights shall not exceed 26 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

- k. Tree canopy lighting may be used to accent and enhance pedestrian connections.

- l. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.

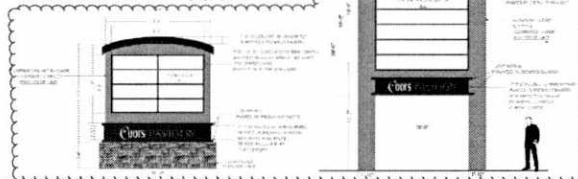


Lighting - should be shielded source, with the light spill to a minimum necessary to meet safety standards

## X. SIGNAGE

All signage shall conform to the requirements of the University of Albuquerque - Signing and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. All on site Signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
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- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry: (1) Corner of St. Joseph's and Coors Blvd, (2) Right In Right Out entrance driveway off of Coors Blvd (3) Entrance driveway off of St. Joseph's. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style, etc.) at all locations.
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability and comply with City of Albuquerque Code of Ordinances and the Coors Corridor Plan.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.
- i. There shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion property.



## XI. PROCESS

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THIS NOTE WILL BE ADDED TO EACH SUBSEQUENT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON BL, SUITE 100  
ALBUQUERQUE, NM 87105  
505.761.9730 / EPSDESIGN.DWG  
ARCHITECT

## DESIGNER

ISSUED FOR  
DRB  
Site Plan for Subdivision

## PROJECT

Coors Pavilion  
Coors Blvd. NW & St. Joseph NW  
Albuquerque, New Mexico 87122

## REVISIONS

△  
△  
△  
△  
△

DRAWN BY: ASMA  
REVIEWED BY: ASMA  
DATE: 09.21.2016  
PROJECT NO: 16-0158.001  
DRAWING NAME:

SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION  
DESIGN STANDARDS

## SHEET NO.

DS02





## G-11-Z St. Joseph's & Coors Blvd. NW



### Legend

- ☐ Bernalillo County Parcels
- ☐ Zone Grid
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

### Notes

Buffer: 260ft.  
ROW: 160ft.

0.2 0 0.10 0.2 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
10/31/2017 © City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:6,566



# RED SHAMROCK 4, LLC

---

8220 San Pedro Drive NE, Suite 500, Albuquerque, New Mexico 87113 505-262-2323

November 1, 2017

Re: Coors Pavilion – Amendment to Site Development Plan for Subdivision Application with City of Albuquerque

Dear Neighbor:

This letter is to inform you that on November 2, 2017, Red Shamrock 4, LLC (Joshua Skarsgard) (“Applicant”) is submitting an application to the City of Albuquerque Environmental Planning Commission (“EPC”) to amend the approved Site Development Plan for Subdivision (“SDPS”) at the Coors Pavilion development located on Coors Blvd. NW between St. Joseph’s Dr. NW and Western Trail NW (Subject Site”) for a public hearing on December 14, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan Review. The purpose of this letter is to inform you as to the facts surrounding the application and to invite you to contact us if you have any questions. The Subject Site is legally described as:

***Lots 1 thru 9 as shown on the “Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2 University of Albuquerque Urban Center), within the Town of Albuquerque Grant Projected Section 2, T10N, R2E N.M.P.M” filed as Document # 2017033851 in the office of the County Clerk, Bernalillo County, New Mexico, on April 11, 2017 in Book 2017C, Page 0042.***

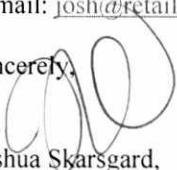
The Subject Site is 21.2244 acres of land located on the northwest corner of Coors Blvd. NW and St. Josephs Dr. NW. The Applicant is requesting approval to amend SDPS Design Standards sheet DS02 Section X. SIGNAGE f. to allow monument signs to differ in appearance (height, size, text height, etc.) and to replace the sign graphic on SDPS Design Standards sheet DS02 (see attached Exhibit “A” for current approved SDPS Design Standards sheet DS02 and Exhibit “B” for proposed amendments to SDPS Design Standards sheet DS02).

The EPC public hearing will take place on December 14, 2017 beginning at 8:30 a.m. MST in the Hearing Rooming in the Basement of the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

The complete Application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2<sup>nd</sup> Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review the Application, or to speak to the planner reviewing this application, please contact the City of Albuquerque Planning Division at 924-3860. If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard  
Red Shamrock 4, LLC  
8220 San Pedro NE Suite 500  
Albuquerque, NM 87113  
Phone: 505-262-2323  
E-mail: [josh@retailsouthwest.com](mailto:josh@retailsouthwest.com)

Sincerely,



Joshua Skarsgard,  
Managing Member



Ex. A

# DESIGN STANDARDS (continued)

- i. Retaining walls, seal walls, or elements intended to compensate for a slope in the site shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
- ii. Pedestrian sidewalks and landscape shall be integrated into these localities where applicable to allow for pedestrian access through elevation changes within the site.

## m. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.

- i. All measures shall be taken to provide public safety at the pond location proposed within the northwest corner of the site.

- i. Site ponding shall be integrated with the landscape plan.

- ii. Ponding location may cooperate with the western neighbor (St. Joseph's Church) to utilize a joint use pond and explore measures to transport storm water to Abasco Road or to Rancho Encantado (and discharged into the City of Albuquerque pond facility) - IF APPROVED BY THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT.

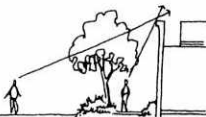


RETAINING WALLS shall be screened by a 6 foot tall enclosure and plant materials

## VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distribution lines shall be placed underground (this does not include the existing overhead PNM lines located along Coors Blvd that will be relocated as part of the Coors Blvd. expansion and right in right out deceleration lane).
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING should be screened from public view

## VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-10-3-18).
- b. Architectural Style
  - i. The development shall provide a cohesive material and color palette among all buildings (earth toned color palette)
  - ii. All buildings shall be "modern" or "southwestern

modern" or "contemporary southwest" in design (that utilize earth based color palette).

- iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- iv. Each building may utilize a southwestern themed wainscot (stacked stone, tile, brick, etc.).

## c. Articulation

- i. Buildings shall have a variety of structural forms to create visual character and interest.
- ii. Long unarticulated facades shall be avoided by using windows and glazing. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, glazing, or fenestration.

- iii. Massing elements shall be reinforced with color variation or material distinctions.

## d. Materials

- i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate (EIFS, Stucco, Brick, Stacked Stone, etc.)

- ii. Individual building elements shall be of excellent design and quality materials such as:

1. Metal wall panels
2. Porcelain tile
3. Natural stone panels
4. Concrete
5. Rammed earth
6. Glass
7. Stucco or Exterior Insulation & Finish System
8. Brick or decorative concrete masonry units

- iii. The following external building materials shall be prohibited:

1. Engineered wood paneling
2. Vinyl or plastic siding
3. Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.

- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.

- vi. Colors shall include light to medium earth tones with accent colors in limited areas.

1. No more than one accent color shall be used per building.
2. The use of contrasting colors for shade elements or awnings is encouraged.

## IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and nighttime appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall conform to the requirements of the University of Albuquerque - Lighting section contained within the development guidelines.
- b. All lighting shall conform to the requirements of the Site Lighting section of the Coors Corridor Plan (Page 98).
- c. All lighting shall comply with Section 14-10-3-9, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- d. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- e. All free-standing lights shall be of consistent design throughout the site.
- f. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- g. Light fixtures shall be located on Site Development Plans for Building Permit.
- h. The height of street lights and off-street parking areas lights shall not exceed 28 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

- k. Tree canopy lighting may be used to accent and enhance pedestrian connections.

- i. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.

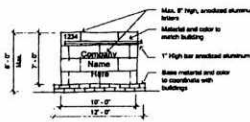


LIGHTING should be shielded source, with the height not to exceed maximum in their safety concerns

## X. SIGNAGE

All signage shall conform to the requirements of the University of Albuquerque - Signage and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. All on site Signage shall comply with the Section 14-10-3-5 General Sign Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
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- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.
- i. There shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion property.



SIGNAGE should be coordinated with building and forms.

## XI. PROCESS

All of the Site Development Plans for Building Permit for the buildings within this 21 acre community activity center (Coors Pavilion) shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by the Site Development Plan for Subdivision.

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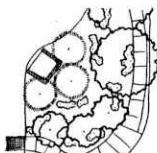
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Ex. B

# DESIGN STANDARDS (continued)

- ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
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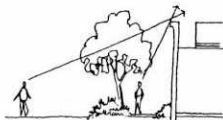


REFUSE CONTAINERS shall be screened by a 6 foot tall enclosure and plant materials.

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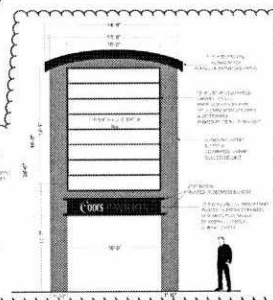
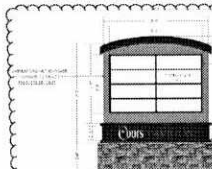


LIGHTING - should be shielded source, with the light source in a recessed location to avoid spillage onto the street.

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DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
505.761.9700 / DPSDESIGN.ORG  
ARCHITECT

## PROJECT

ISSUED FOR  
DRB  
Site Plan for subdivision

## PROJECT

Coors Pavilion  
Coors Blvd. NW & St. Joseph NW  
Albuquerque, New Mexico 87122



DRAWN BY: AMA  
REVIEWED BY: AMA  
DATE: 08.21.2018  
PROJECT NO: 15-0158.001  
DRAWING NAME:

SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION  
DESIGN STANDARDS

## SHEET NO.

DS02  
OF



Ste 500  
13

BERRY DICKEY J & MARILEE G  
6906 DELLA CT SW  
ALBUQUERQUE NM 87105



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

LOVATO JACK JR & NANCY J  
5904 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120



Ste 500  
13

AMERINE TERRY  
5540 VALLE ALEGRE WAY NW BLDG  
11-C  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

HUAZI RAMZI Y & ABEER A  
4205 MESA RINCON DR NW  
ALBUQUERQUE NM 87120



E Ste 500  
113

SMITHOUR NEIL & SMITHOUR MELL A  
5528 VALLE ALEGRE WAY NW 12-C  
ALBUQUERQUE NM 87120-1814



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

VIGIL JOHN J & ISABEL J  
5801 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3380



E Ste 500  
113

RIVERA GEORGE JR  
5516 VALLE ALEGRE WAY NW BLDG  
13-C  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

SPIVEY PHILIP C & BARBARA L  
TRUSTEES SPIVEY RVT  
5644 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87120-1816



NE Ste 500  
87113

MARTINELLI GORRIN M & MARTINELLI  
JOSEPH A & MARIANA M  
10604 ROYAL BIRKDALE NE  
ALBUQUERQUE NM 87111-8971



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

WILSON MARK D  
5605 VALLE ALEGRE WAY NW BLDG  
20-A  
ALBUQUERQUE NM 87120





0

MONTVOYA MICHAEL & ABEYTA  
MONTVOYA ELAINE  
5716 VALLE ALEGRE WAY NW UNIT 4 A  
ALBUQUERQUE NM 87120-1818

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238

8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

WIGFIELD TAMMY  
5704 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87120

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238

ETHRIDGE CAMERON DWAYNE &  
HELEN JANET TRUSTEES C.D. & H.J.  
ETHRIDGE RVLT  
552 BLACK BEAR RD NE  
ALBUQUERQUE NM 87122

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
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8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

YAZZIE MELANIE KAREN  
5616 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120

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ZIP 87113  
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RUBIO DANIEL & MARINA  
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ALBUQUERQUE NM 87120-1818

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ZIP 87113  
041L10255238

8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

SANCHEZ SARAH V & CORDOVA BILL G  
5604 VALLE ALEGRE WAY NW BLDG  
10-A  
ALBUQUERQUE NM 87120

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238

HAMMOND JOHN G  
5620 VALLE ALEGRE WAY NW BLDG 9-  
C  
ALBUQUERQUE NM 87120

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238

8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

VER PLOEGH FRANCESCA  
5536 VALLE ALEGRE WAY NW BLDG  
11-A  
ALBUQUERQUE NM 87120

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238

BREWSTER TOD  
5612 VALLE ALEGRE RD NW #9B  
ALBUQUERQUE NM 87120

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238

8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

PRATT CRYSTAL ANN  
700 S MYRTLE AVE APT #329  
MONROVIA CA 91016-8416

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238



NE Ste 500  
87113

MARTINEZ JULIE A  
23 BARRANQUENOS RD  
SANTA FE NM 87506-8394

NEOPOST  
11/01/2017  
FIRST CLASS MAIL  
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HELEAN KATHERYN B & DONALD P  
HAMELIN  
5920 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

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87113

ROMERO FIDEL J III & MARIA V  
5919 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

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PIPER DAVID M & CANDICE  
1520 CHESTNUT CIR  
CORONA CA 92881

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MARCO JOHN J  
4200 MESA RINCON DR NW  
ALBUQUERQUE NM 87120

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8220 San Pedro Dr. NE Ste 500  
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CHAVEZ ROBERT E & OLIVIA T  
5535 VALLE ALEGRE WAY NW BLDG  
17-B  
ALBUQUERQUE NM 87120

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GRANGE MELISSA A & CASEY P  
5812 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

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SANCHEZ DONALD L & DIANNA M  
PO BOX 1057  
CORRALES NM 87048

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ZIP 87113  
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87113

GONZALES KENNETH M & KATHY M  
4215 MESA RINCON DR NW  
ALBUQUERQUE NM 87120

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YURGAE MARGO  
5509 VALLE ALEGRE WAY NW BLDG  
15B  
ALBUQUERQUE NM 87120

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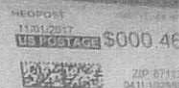
NE Ste 500  
87113

JEANETETE DAVID & JEANEVA  
218 MONTOYA ST  
TAOS NM 87571



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

SALAZAR DEANNA R  
801 LOCUST PL NE  
ALBUQUERQUE NM 87102



NE Ste 500  
113

PACHECO MATTHEW J & ANGELA M &  
BENAVIDES JOHN E  
8320 GARDENBROOK PL NW  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

MONTOYA MARIO UNIT A  
5652 VALLE ALEGRE RD NW BLDG 6  
ALBUQUERQUE NM 87120-1816



e 500

GUITY RICARDO P  
PO BOX 5043  
ALBUQUERQUE NM 87185



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

CHAVEZ OLIVIA TAPIA & ROBERT E  
5535 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87120



00

WONG DOMINIC N  
5640 VALLE ALEGRE WAY NW BLDG 7  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

SALAZAR VICTOR JR & KATHRYN  
TRUSTEES SALAZAR RVT  
1800 CALLE DEL VISTA RD NW  
ALBUQUERQUE NM 87105-1014



MESSNER DAVID  
3839 N 38TH ST #11  
PHOENIX AZ 85018-7031

8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

KERN PAUL A & JESSICA  
5519 VALLE ALEGRE WAY NW BLDG  
16A  
ALBUQUERQUE NM 87120-1815





TELLEZ FAMILY TRUST (THE)  
2913 REDFERN DR  
ROANOKE TX 76262-1559



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

RANCHO ENCANTADO HOMEOWNERS  
ASSN INC C/O CAROL AKKERT &  
ASSOCIATES  
4121 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3421



PIPER DAVID M & CANDICE  
1520 CHESTNUT CIR  
CORONA CA 92881



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

ABEYTA JOSETTE MATILDA  
4209 MESA RINCON DR NW  
ALBUQUERQUE NM 87120-5324



BUTTRAM WILLIAM G  
5615 VALLE ALEGRE RD NW UNIT 21-C  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

BENAVIDEZ ROBERT A SR & REBECCA A  
4201 MESA RINCON DR NW  
ALBUQUERQUE NM 87120-5324



GARDUÑO VICTORIA ROSINA  
5555 VALLE ALEGRE WAY NW BLDG  
19-A  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

CHAVEZ GEORGE H  
5804 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120



ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714



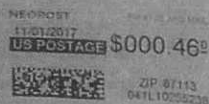
8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

RANCHO ENCANTADO HOMEOWNERS  
ASSN INC C/O CAROL AKKERT &  
ASSOCIATES  
4121 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3421





WILSON BLANE C & WINEFRED T  
3408 DEL RIO CT  
LAS CRUCES NM 88007



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

D R HORTON INC  
4400 ALAMEDA BLVD NE SUITE B  
ALBUQUERQUE NM 87113



MARTINEZ MARK A  
5740 VALLE ALEGRE WAY NW BLDG 2-  
A  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

BROWN SCHJETNAN TRENA UNIT B  
5724 VALLE ALEGRE RD NW BLDG 3  
ALBUQUERQUE NM 87120-1818



SANCHEZ LAURA E  
5736 VALLE ALEGRE RD NW  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

STROMEI SUNNI DEEANDRA  
5732 VALLE ALEGRE RD NW BLDG 3  
UNIT C  
ALBUQUERQUE NM 87120-1818



SAVEDRA JULIAN MICHAEL  
5744 VALLE ALEGRE WAY NW  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

VILLA VERONICA  
5720 VALLE ALEGRE WAY NW UNIT 4 C  
ALBUQUERQUE NM 87120



SANCHEZ VALENE  
5720 VALLE ALEGRE RD NW UNIT 3A  
ALBUQUERQUE NM 87120-1818



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

LUSSIER ANGELA TRUSTEE HERRERA  
FAMILY TRUST  
1063 PINATUBO PL NW  
ALBUQUERQUE NM 87120-2974





LOVATO ELVIRA PATRICIA & DENNIS R  
5923 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

KULOVITZ MICHELLE & KULOVITZ  
MARY & KENNETH  
5632 VALLE ALEGRE WAY NW BLDG 8-  
C  
ALBUQUERQUE NM 87120-1816



MEDINA KATHERINE MAE  
5501 VALLE ALEGRE WAY NW BLDG  
15C  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

HADDAD ADAM F & KELLY JO  
5104 RIVER RIDGE PL NW  
ALBUQUERQUE NM 87114



ARMSTRONG JOHN R & PATRICIA C  
5515 VALLE ALEGRE WAY NW BLDG  
16-C  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

BLACKWELL ROBIN L  
5600 VALLE ALEGRE WAY NW BLDG  
10-B  
ALBUQUERQUE NM 87120-1816



GIERSCH JOHN P & DARRLA J  
5527 VALLE ALEGRE RD NW 17C  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

MARTINEZ ROBERT & ANITA  
207 E PALACE AVE  
SANTA FE NM 87501-2012



DIPOUR ALI REZA & MICHELLE P  
ISAISON-LESKO  
5656 VALLE ALEGRE NW C  
ALBUQUERQUE NM 87120



8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

PRATT CRYSTAL  
700 S MYRTLE AVE APT #329  
MONROVIA CA 91016-8416





LOPEZ HAROLD C & CHRISTINE S  
TRUSTEES LOPEZ RVT  
5805 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

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MEDINA ARMANDO & ANGIE &  
MARISOL MEDINA  
5924 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

NEOPOST  
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US POSTAGE \$000.46<sup>0</sup>  
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HINTON ROBERT A & KEVIN J  
MCCARTY  
5800 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

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US POSTAGE \$000.46<sup>0</sup>  
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PHILLIPS TYSON M & ALCYIA D  
5932 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3386

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US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
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OXBOW TOWN CENTER LLC NM CO  
C/O THOMAS F KELEHER  
SMIDT, REIST & KELEHER, P.C.  
ALBUQUERQUE NM 87109-0000

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US POSTAGE \$000.46<sup>0</sup>  
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Albuquerque, NM 87113

SEMPER COLIN G & ARAMINTIA R  
5809 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

NEOPOST  
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US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238

DURAN HAROLDINE  
5900 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120-3386

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ZIP 87113  
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Albuquerque, NM 87113

TORREZ RITA C  
6700 LEMITAR PL NE  
ALBUQUERQUE NM 87113-1119

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US POSTAGE \$000.46<sup>0</sup>  
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041L10255238

ARCHDIOCESE OF SANTA FE CATHOLIC  
SERVICE BLDG  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714

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ZIP 87113  
041L10255238

8220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

WILLARD KENNETH L & DEBBIE  
SARRACINO  
5912 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

NEOPOST  
11/01/2017  
US POSTAGE \$000.46<sup>0</sup>  
ZIP 87113  
041L10255238



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Albuquerque, NM 87113

HERRERA MARTIN JR & VANESSA A  
5808 MESA SOMBRA PL NW  
ALBUQUERQUE NM 87120

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220 San Pedro Dr. NE Ste 500  
Albuquerque, NM 87113

CASARES ROSALIA  
6572 W CONGRESSIONAL WAY  
FLORENCE AZ 85132-5671

NEOPOST

FIRST-CLASS MAIL

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US POSTAGE \$000.46<sup>0</sup>



ZIP 87113  
041L10255238



## SITE PLAN REDUCTIONS



**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87189  
505.761.9700 / DPSDESIGN.ORG

REAL

PROJECT

COORS PAVILION  
ALBUQUERQUE, NM  
NW CORNER OF ST. JOSEPH'S DRIVE & COORS BLVD NW

REVISIONS

△  
△  
△  
△  
△

DRAWN BY: C.E. JAKO, MB  
REVIEWED BY: C.E. JAKO, MB  
DATE: 12/19/16  
PROJECT NO: 15-0158-001

DRAWING NAME

SITE DEVELOPMENT  
PLAN FOR  
SUBDIVISION

SHEET NO

1 of 5

## GENERAL NOTES

A1. APPLICABLE PLANS: REFER TO DESIGN GUIDELINES, SHEET DS101 AND DS102.  
PROJECT DESIGN STANDARD GUIDELINES, THIS PACKAGE.

## KEYED NOTES

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SHOPPING CENTER SIGN
- N.M.D.O.T. ELECTRONIC READER BOARD (AS PER NMDOT STANDARDS & SPECS)
- STAMPED CONCRETE PEDESTRIAN CONNECTION AT COUNTER HEIGHTS
- EXISTING N.M.D.O.T. - E.R.B. TO BE REMOVED BY APPLICANT (AS PER NMDOT STANDARDS & SPECS)

## KEYED NOTES - CIVIL/SURVEY

- PROPOSED PRIVATE ACCESS & SURFACE DRAINAGE EASEMENT.
- PROPOSED PRIVATE BLANKET DRAINAGE EASEMENT.
- PROPOSED 25' WIDE PUBLIC C.O.A. DRAINAGE EASEMENT.
- PROPOSED 10' PUBLIC UTILITY EASEMENT.
- PROPOSED 20' PUBLIC ARROW WATER EASEMENT.
- PROPOSED 10' PRIVATE SANITARY SEWER EASEMENT.

## SITE DATA

LEGAL DESCRIPTION:  
TRACT X-1-A2 PLAT OF TRACTS X-1-A1 & X-1-A2 UNIVERSITY OF  
ALBUQUERQUE URBAN CENTER CONT 21.2244 AC OR 924.537 SF  
Acres: 21.2244  
ZONE CLASS:  
C-2, D-1  
MAXIMUM BUILDING HEIGHT: SEE DESIGN STANDARDS  
BUILDING SETBACKS: SEE DESIGN STANDARDS  
PROPOSED USES: USES WITHIN THE C-2 & D-1 ZONING CLASSES  
MAXIMUM FAR AS PER ALB. LOCAL CODE & THE DESIGN STANDARDS

## SITE PLAN LEGEND

- PEDESTRIAN INGRESS / EGRESS  
VEHICULAR INGRESS / EGRESS  
PROPERTY LINE EXISTING AS NOTED  
PROPERTY LINE PROPOSED AS NOTED

## VICINITY MAP



Zone Atlas Map G-11-Z

FORMER PROJECT NUMBER:

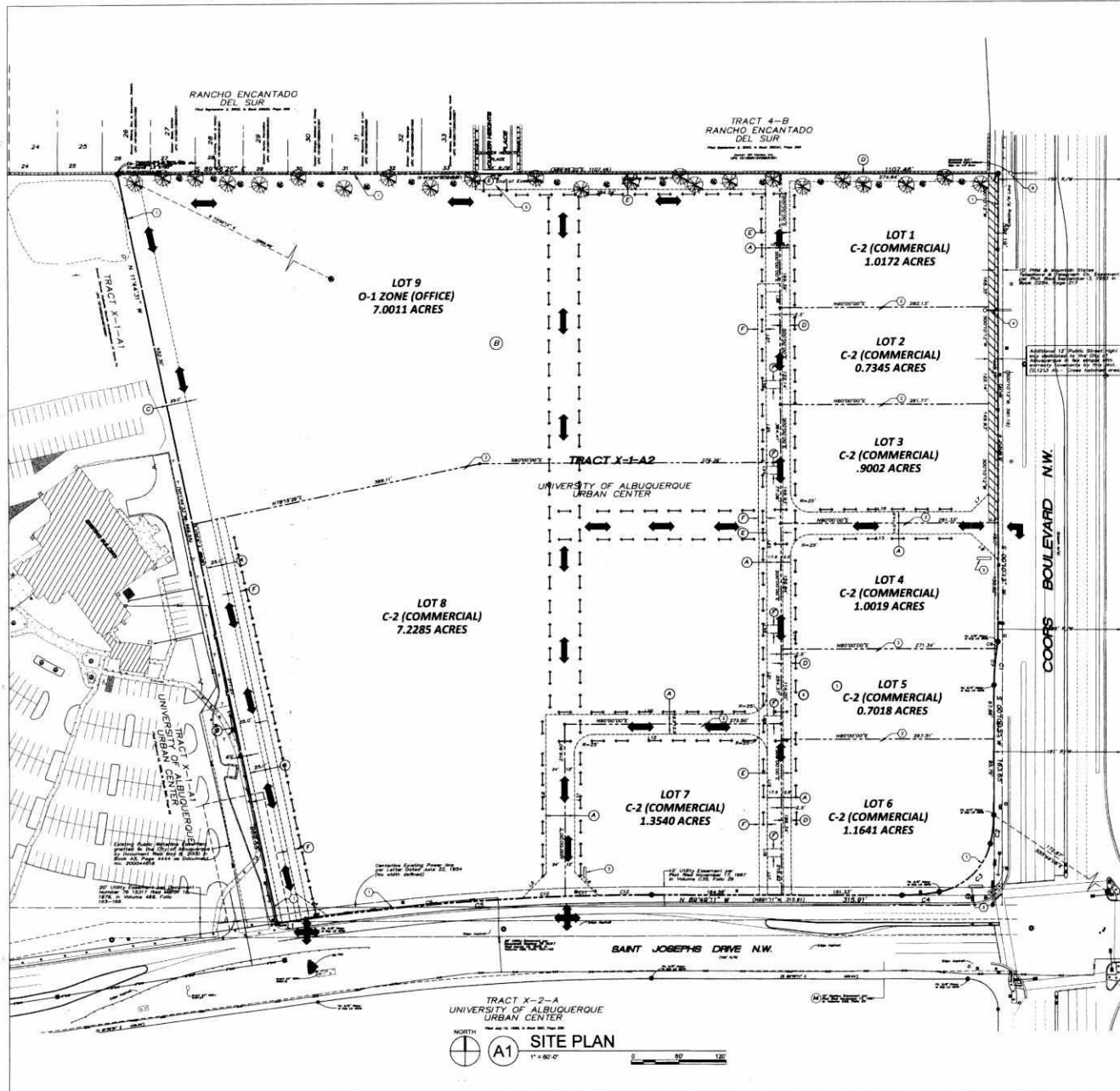
PROJECT NUMBER: PA# 15-175, CASE FILE 100032, EPC-40123-2013

APPLICATION NUMBER:

Is an Infrastructure Law Required? ( ) Yes ( ) No. If yes, then a set of approved DRC plan with  
a week order is required for any construction within Public Right-of-Way or for construction of  
public improvements.

## SITE DEVELOPMENT PLAN APPROVAL:

*Russell M. Wind* 12/20/16  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
*Wesley Cade* 12-21-16  
ABC/WUA  
*Carol S. Dumont* 12-21-16  
PARKS AND RECREATION DEPARTMENT  
*Alto* 12-21-16  
CITY ENGINEER  
*[Signature]* 1-23-17  
SOLID WASTE MANAGEMENT  
DIRECTOR, PLANNING DEPARTMENT





## HYDROLOGY

### EXISTING CONDITIONS

THE EXISTING SITE IS NOT WITHIN A DESIGNATED FLOOD ZONE. THE ENTIRE SITE DRAINS TO THE NORTH TOWARD COORS BLVD AND QUAKER HEIGHTS PLACE. SOME ON-SITE PONDING DOES OCCUR PRIOR TO DRAINAGE REACHING THE POINTS OF DISCHARGE.

### PROPOSED CONDITIONS

THE PROPOSED SITE DRAINAGE IMPROVEMENTS WILL INCLUDE SURFACE FLOW AND STORM DRAIN CONVEYANCE TO PERIMETER "FIRST FLUSH" WATER QUALITY PONDS.

THE STORM WATER RUNOFF WILL BE DIRECTED TO A DETENTION POND LOCATED IN LOT 9. SAID POND WILL DISCHARGE TO A STORM DRAIN THAT WILL CONVEY THE FLOW TO THE LADERA POND TREATMENT FACILITY. SEE SEPARATE ANALYSIS OF LADERA POND FACILITY. THE DISCHARGE FROM POND WILL BE SUCH THAT EXISTING STORM DRAIN IN QUAKER HEIGHTS WILL NOT BE ADVERSELY IMPACTED BUT POND WILL DRAIN IN 24 HRS. APPROXIMATELY 3 CFS FOR 24 HOURS = 6 AC. FT.

### REQUIRED FIRST FLUSH VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA \* (0.44-0.10)/12 IN. CUBIC FEET.

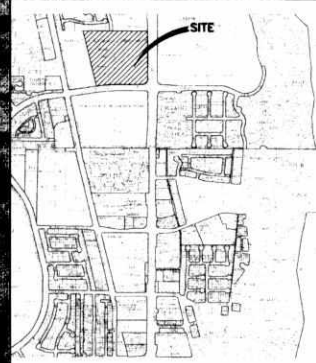
IMPERVIOUS AREA = 831,900 SQ. FT.

REQUIRED VOLUME =  $831,900 \cdot (0.44-0.10)/12 = 23,571$  CU. FT.

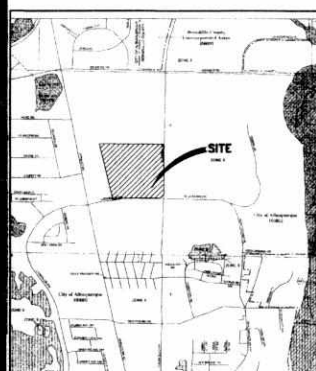
VOLUME PROVIDED = 27,670 CU. FT.

### HYDROLOGIC DATA - PROPOSED

BASINS	AREA (ACRES)	LAND TREATMENT PERCENTAGES BY TYPE				VELD (IN/HR)	Q <sub>100</sub> (CFS)	VOLUME (CU. FT.)
		A	B	C	D			
0-1	13.78	0	10	0	90	4.75	26.33	3.54
0-2	1.38	0	10	0	90	4.14	5.30	0.19
0-3	1.38	0	10	0	90	4.14	5.78	0.21
0-4	0.82	0	10	0	90	4.75	3.40	0.15
0-5	0.82	0	10	0	90	4.75	4.09	0.15
0-6	0.83	0	10	0	90	4.33	3.83	0.14
0-7	1.83	0	10	0	90	4.14	4.33	0.33
0-8	0.84	0	10	0	90	4.75	3.88	0.14



**VICINITY MAP** G-11-Z



**FIRM MAP** 3500100114E  
3500100327E

**AS BUILT INFORMATION**

DATE	BY
DATE	BY
DATE	BY
DATE	BY

**BENCH MARKS**

DATE	BY
DATE	BY
DATE	BY
DATE	BY


**MICRO-TILE INFORMATION**

DATE	BY
DATE	BY
DATE	BY
DATE	BY

**LEGAL DESCRIPTION**

Tract X-1-A2  
University of Albuquerque Urban Center  
Projected Sec. 2, T10N, R2E

**ENGINEER'S SEAL**



**LEGEND**

- PROPOSED FLOW DIRECTION
- EXISTING FLOW DIRECTION
- PROPOSED BASIN

**GND, LLC**  
CONSULTING ENGINEERS

1100 University Way, N.E.  
Albuquerque, NM 87102  
Phone: (505) 243-1100  
Fax: (505) 243-1101  
Email: gnd@gnllc.com

**CITY OF ALBUQUERQUE**  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION  
COORS PAVILION

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

MONTH/DAY/YEAR: \_\_\_\_\_ USER DEPARTMENT: \_\_\_\_\_

CITY PROJECT No. \_\_\_\_\_ ZONE MAP No. G-11 SHEET 1 OF 1



## DESIGN STANDARDS

### I. PURPOSE & INTENT

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the COORS PAVILION 21 acre mixed use property (Community Activity Center), and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds office space and supporting retail / restaurant amenities to the Coors Blvd corridor. Intended uses include a medical office building, office uses, retail uses within "shop buildings", restaurants (with drive thru windows), coffee shop with drive thru window, pharmacy (with drive thru window) and "junior box" retail shopping buildings.

#### a. Goals

- Aesthetic treatments and material selection that provides consistency in design across the entire property.
- A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a park once and walk outcome that allows for easy access within the 23 acre mixed use center.
- Permissive and conditional uses shall be as allowed under the C-2 Zone and O-1 of the City of Albuquerque's Code of Ordinances (provided however the Site Development Plan for Subdivision is not requesting residential uses).
- All Design Standards are intended to meet the intent and requirements of the City of Albuquerque's Code of Ordinances.

### II. SETBACKS & BUILDING HEIGHT LIMITATIONS

The underlying site zoning is "SU-3 for Mixed Use, Church and Related Uses for approximately 10 acres, a minimum of approximately 7 acres shall be developed for office (O-1), the balance of the property is to be developed as C-2 commercial (O-1) office." (Note: The Site Development Plan for Subdivision application is not requesting residential and uses on the Subject Property). The Applicant is allocating the northwest corner of the Subject Property for the office zoning. The site is surrounded by development that consists primarily of retail and residential uses. Therefore, the setbacks and building heights should be similar to those in C-2 zone.

#### a. Building setbacks shall conform to the requirements of the C-2 Zone of the City of Albuquerque's Code of Ordinances except as noted below.

- Buildings on lots adjacent to the residential zoned property to the north shall be setback not less than 20 feet from the property line in order to provide adequate buffer for the homes located to the north of the property.
- Landscape setbacks shall conform to the requirements of Section 14-16-3-10 of the City of Albuquerque's Code of Ordinances.
- Building heights shall be as described under the R-3 Zone of the City of Albuquerque's Code of Ordinances, provided that the retail buildings along Coors Blvd. shall not exceed 36 feet in height (and be one story), and the office buildings at the west edge of this Subject Property shall not exceed two stories in height.
- The University of Albuquerque Urban Center Sector Development Plan requires that all building height conform to the R-3 height limitations of the Zoning Code provided that the retail buildings along Coors Blvd. shall not exceed 36 feet in height (and be one story), and the office buildings at the west edge of this Subject Property shall not exceed two stories in height.
- Pursuant to Policy 2.A.1. of the Coors Corridor Plan (Pg. 89) there shall be a minimum front yard setback from the right-of-way of 15 feet along Coors Blvd. and St. Joseph's Road for all buildings.
- Pursuant to Policy 2.A.2. of the Coors Corridor Plan (Pg. 89) which states "The side yard and rear yard setback requirements shall be the same as required in the underlying zone."

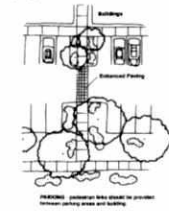
### III. PARKING

In order to support the goal of creating a pedestrian friendly environment, careful attention should be given to parking area design. To lessen its visual impact, parking should be broken into a series of smaller areas, and views of parking from off-site should be interrupted with screening materials (3' tall landscape walls) or landscape buffer (shrubs, plantings, etc.).

- Off-street parking areas, including space size, site width, pedestrian pathways, and screening, shall comply with Section 14-16-3-1 of the City of Albuquerque's Code of Ordinances.
- Parking areas shall be designed to include a 6 foot wide minimum pedestrian walkway link to buildings.
- Pedestrian links across parking drive areas shall be distinguished with striping or materials distinguishable from the roadway material.
- Parking shall be screened from residential neighborhood to the north by means of a minimum height of 2.5 to 3 foot high walls and / or landscaping

buffer. Walls shall be architecturally compatible with surrounding buildings (earth toned stucco or earth toned CMU block wall).

- Bicycle parking shall comply with Section 14-16-3-1(B) of the City of Albuquerque's Code of Ordinances.
- To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near parking entrances.
- Motorcycle parking shall comply with Section 14-16-3-1(C) of the City of Albuquerque's Code of Ordinances.
- Building orientation shall allow for visibility of the main entrance from parking areas and pedestrian connections.
- Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.
- Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.
- All Off Street Parking areas shall comply with the off-street parking requirements of the Coors Corridor Plan (Page 84).



### IV. PEDESTRIAN CONNECTIONS & AMENITIES

Pedestrian connectivity plays a major role in providing a pleasant environment. The following requirements are intended to help meet the project's goal of creating a pedestrian friendly atmosphere.

- Pedestrian connections within parking lots shall comply with Section 14-16-3-1(H) of the City of Albuquerque's Code of Ordinances.
- Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter along Coors Blvd. and along St. Joseph's Road.
- Parking areas shall include pedestrian connections to all buildings within the property.
- Shade provided with trees or shade structures shall be provided consistent with the City of Albuquerque's Code of Ordinances regarding landscaping on site.
- A minimum 120 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurants may be combined into one with a total area equal to 120 square feet per establishment.
- Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per Section 14-16-3-18(C)(4) of City of Albuquerque's Code of Ordinances.
- Shade provided may include shade sails, canopies, carved umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.
- Areas designated for public space or seating shall be defined with landscape elements, low seat walls, benches, planters, paving patterns, or materials distinguishable from the pedestrian sidewalk and parking areas.
- All pedestrian connections shall conform to the requirements of Section 14-16-3-1(H) (Off Street Parking Regulations, Pedestrian Connections) of the Comprehensive Zoning Code.



### V. LANDSCAPING

The site development landscape shall serve to enhance the visual aesthetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consistent paving materials, plantings, signage, etc.

- ALL LANDSCAPING shall conform to the site landscaping requirements of the Coors Corridor Plan (Page 82).
- Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq., Street Tree Ordinance).
- A minimum of 15% of the net site area shall be devoted to landscape materials.
- Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.
- Gravel shall be a 1-1/2" maximum, the color to be consistent with across the entire property.
- All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.
- Minimum plant material sizes at the time of installation shall be:
  - Canopy Trees - 2" Caliper
  - Evergreen Trees - 10" Minimum height
  - Accent Trees - 2" Caliper
  - Shrubs and Groundcovers - 1 gallon minimum
- Landscape plants must comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of the landscape areas at maturity.
- An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto walk, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.
- The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.
- Landscape Plans shall be designed using plants selected from the following palette:

#### LARGE TREES

Acacia Elm  
Algaroba  
Austrian Pine  
Chinese Pistache  
Escarpment Oak  
Japanese Pagoda Tree

Modesto Ash  
Purple Robe Locust  
Raywood Ash  
Rio Grande Cottonwood  
Texas Red Oak

#### SMALL TREES

Chaste Tree  
Desert Willow  
Golden Rain Tree  
New Mexico Olive  
Olivaria Redbud  
Sensation Maple

#### SHRUBS

Apache Plume  
Bird of Paradise  
Blue Rubber Rabbitbrush

Buffalo Juniper  
Creeping Mahonia  
Desert Sage  
Dark Knight Blue Mat Spirea

Black Knight Butterflybush  
Dwarf Fragrant Sumac  
Fertibush  
Littleleaf Mountain Mahogany  
Moonlight Scotch Broom  
Pawnee Buttes Western Sand Cherry  
Thompson Broom

Threelobe Sumac  
Turquoise Bush  
Winter Gem Boxwood

#### GRASSES

Bonnie Ambition Blue Grama Grass  
Blue Avena Grass  
Bluegrass  
Coral Seagrass  
Indian Grass  
Karl Foerster Feather Reed Grass  
Native Wonder Grass Blend

Ulmus hybrid 'Acolade'  
Pinus edulis  
Pinus riga  
Pinus strobus  
Quercus laevis  
Quercus macrocarpa

Fraxinus velutina 'Modesto'  
Robusta pseudobacopa 'Purple Robe'  
Fraxinus velutina 'Raywood'  
Populus alba  
Quercus buckleyi

Vitis aestivalis  
Chilopsis linearis  
Koeleria pinnatifida  
Forsythia viridissima  
Cercis canadensis  
Acer negundo 'Sensation'

Fallugia paradoxa  
Caesalpinia gilliesii  
Eriogonum fasciculatum 'Blue'

Juniperus  
Mahonia repens  
Chrysantha maxima  
Caryophyllus clematis  
Cercis canadensis  
Rhus aromatica 'Gro-Low'

Chamaecrista nictitans  
Cercocarpus reticulata  
Cytisus scoparius 'Moonlight'  
Prunus besseyi 'Pawnee Buttes'  
Baccharis hybrid 'Slam Thompson'

Rhus trilobata  
Eriogonum fasciculatum  
Buxus japonica 'Winter Gem'

Bouteloua 'Blond Ambition'  
Helictotrichon sempervirens  
Multisetella rigida  
Sporobolus virginicus  
Sorghastrum nutans  
Calamagrostis canadensis 'Karl Foerster'  
50% Buchloe dactyloides 50% Bouteloua gracilis

Mexican Feathergrass  
Prairie Dropseed  
The Blues Bluestem  
Variegated Reed Grass

#### ACCENTS

Beargrass  
Broadleaf Yucca  
Desert Spoon  
Perry's Agave  
Piney Pear Castles  
Red Yucca

#### PERENNIALS

Autumn Sage varieties  
Blanketflower species  
Butterfly Weed  
Cantrell species  
Germander species  
Desert Zinnia  
Whirling Butterfly species

Hyssop species  
Lavender species  
May Night Sage  
Penstemon species  
Poppy Malibu  
Rocky Mountain Columbine  
Tussock species  
Turkish Speedwell  
Yarrow species

VINE  
Chinese Vitis  
Trumpet vine

### VI. WALLS & FENCES

Screening of less attractive areas such as parking and utility items, as well as management of grade changes that exceed simple slopes, should be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

- ALL WALLS, FENCES and SCREENING shall conform to the requirements of Section 14-16-3-18 (General Building and Site Design Regulations for Non Residential Use) and 14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) of the Zoning Code.
- Parking shall be screened from public rights-of-way by means of 2.5 to 3 foot high walls and / or landscaping buffer (shrubs or landscape material). These walls shall be architecturally compatible with surrounding buildings (Earth toned color).
- Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage.
  - Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.
- Trash enclosures shall have solid, opaque gates as tall as the enclosure.
- Walls and fences shall be at least as tall as the objects they are intended to screen.
- All screening devices shall be in compliance with the City of Albuquerque DPS Clear Sight Triangle regulations.
- All mechanical equipment shall meet the screening requirements of Section 14-16-3-18 (C) (6) of the City of Albuquerque's Code of Ordinances.
  - All mechanical equipment shall be screened from public view by materials of the same nature as the adjacent buildings.
- Walls and fences shall comply with Section 14-16-3-19 of the City of Albuquerque's Comprehensive Zoning Code.
- Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.
- The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished solid CMU is prohibited.
- Acceptable wall & fence materials include but are not limited to:
  - stucco over concrete masonry units (CMU)
  - split face block
  - brick
  - stone
  - curved interlock blocks
  - wood pickets
  - subular steel, wrought iron bars, or other grill work
- The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.
- The site is fairly level, but will likely require some retaining at the west perimeter adjacent to the Calvary parking lot.
  - Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON AVE. SUITE 100  
ALBUQUERQUE, NM 87110

505.741.9786 / PDS@DESK.COM

ARCHITECT

DESIGNER

ISSUED FOR  
DRB  
Site Plan for Subdivision

PROJECT

Coors Pavilion

Coors Blvd. NW & St. Joseph NW  
Albuquerque, New Mexico 87122

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- ii. Retaining walls, seal walls, or elements intended to compensate for a steep wall, shall avoid long unarticulated spans of wall. Walls shall have vertical setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
- iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.

iii. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.

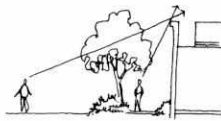
- i. All measures shall be taken to provide public safety at the pond location proposed within the northwest corner of the site.
- ii. Site ponding shall be integrated with the landscape plan.
- iii. Ponding location may cooperate with the western neighbor (St. Joseph's Church) to utilize a joint pond and exposure mound to transport less water to Atasco Road or to Rancho Encinita (and discharged into the City of Albuquerque wastewater facility). - IF APPROVED BY THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**REFUSE CONTAINERS** - shall be screened by a 1/2 inch mesh screen, and reject materials.

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distributions lines shall be placed underground (this does not include the existing overhead PHM lines located along Coors Blvd that will be relocated as part of the Coors Blvd expansion and right in right out deceleration lane).
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the hatched enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



**MECHANICAL SCREENING** - should be screened from public view

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-16-3-18).
- b. Architectural Style
  - i. The development shall provide a cohesive material and color palette among all buildings (earth toned color palette).
  - ii. All buildings shall be "modern" or "southwestern".

modern" or "contemporary southwest" in design (that utilize earth toned color palette).

- Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- iv. Each building may utilize a southwestern themed masonry (stacked stone, tile, brick, etc.).
- Articulation
- i. Buildings shall have a variety of structural forms to create visual character and interest.
- ii. Long unarticulated facades shall be avoided by using windows and openings. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, glazing, or fenestration.
- iii. Massing elements shall be reinforced with color variation or material distinctions.
- Materials
- i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate (EIFS, Stucco, Brick, Stacked Stone, etc.).
- ii. Individual building elements shall be of excellent design and quality materials such as:
1. Metal wall panels
  2. Porcelain tile
  3. Natural stone panels
  4. Concrete
  5. Rammed earth
  6. Glass
  7. Stucco or Exterior Insulation & Finish System
  8. Brick or decorative concrete masonry units
- iii. The following external building materials shall be prohibited:
1. Engineered wood paneling
  2. Vinyl or plastic siding
  3. Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
- vi. Colors shall include light to medium earth tones with accent colors in limited areas.
1. No more than one accent color shall be used per building.
  2. The use of contrasting colors for shade elements or awnings is encouraged.

To enhance safety, security and visual aesthetics, daytime and nighttime appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall conform to the requirements of the University of Albuquerque – Lighting section contained within the development guidelines.
- b. All lighting shall conform to the requirements of the Site Lighting section of the Coors Center Plan (Page 98).
- c. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- d. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- e. All free-standing lights shall be of consistent design throughout the site.
- f. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- g. Light fixtures shall be located on Site Development Plans for Building Permits.
- h. The height of street lights and off-street parking areas lights shall not exceed 26 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

- k. Tree canopy lighting may be used to accent and enhance pedestrian connections.

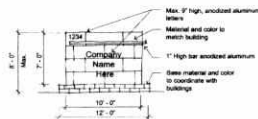
- i. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.



**LIGHTS** - should be checked daily, with the help  
 of a competent person to test safety function

All signage shall conform to the requirements of the University of Albuquerque – Signing and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. All on-site signage shall comply with the Section 14-16-3, General Sign Regulations of the City of Albuquerque's Comprehensive Zoning Ordinance.
- b. Free standing signs shall be designed so as not to require any external lighting, audio supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry (1) Corner of St. Joseph's and Coors Blvd. (2) Right In Right Out Corner of Coors Blvd. (3) Entrance driveway off of St. Joseph's. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations.
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability and comply with City of Albuquerque Code of Ordinances and the Coors Corridor Plan.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.
- i. There shall be no ELECTRONIC display advertising boards allowed within the Coors Pavillion property.



**SIGNAGE** - should be coordinated with building and form

All of the Site Development Plans for Building Permit for the buildings within this 21 acre community activity center (Coors Pavilion) shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision.

THIS NOTE WILL BE ADDED TO EACH SUBSEQUENT SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT.

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PLAN FOR BUILDING PERMIT.

7601 JEFFERSON W.E., SUITE 100  
ALBUQUERQUE, NM 87109  
505.761.9700 / DPSDESIGN.ORG  
ARCHITECT

ISSUED FOR  
**DRB**  
Site Plan for subdivision

PROJECT

**Coors Pavilion**  
Coors Blvd. NW & St. Joseph NW  
Albuquerque, New Mexico 87122

REVISIONS



DRAWN BY	AAA
REVIEWED BY	AAA
DATE	06.21.2016
PROJECT NO.	15-0158.001

## SITE DEVELOPMENT PLAN FOR SUBDIVISION DESIGN STANDARDS

SHEET NO. **DS02**



## DESIGN STANDARDS (continued)

- ii. Retaining walls, seal walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
- iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.

- m. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.

- i. All measures shall be taken to provide public safety at the pond location proposed within the northwest corner of the site.

- ii. Site ponding shall be integrated with the landscape plan.

- iii. Ponding location may cooperate with the westerly neighbor (St. Joseph's Church) to utilize a joint use pond and explore manners to transport storm water to Abasco Road or to Rancho Encantado (and discharged into the City of Albuquerque pond facility) - IF APPROVED BY THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT.



REFUSE CONTAINERS - shall be screened by a 6' tall solid enclosure and plant materials

## VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distribution lines shall be placed underground (this does not include the existing overhead PHM lines located along Coors Blvd. expansion and right in right out deceleration lane).
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

## VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-15-3-18).
- b. Architectural Style
  - i. The development shall provide a cohesive material and color palette among all buildings (earth toned color palette).
  - ii. All buildings shall be "modern" or "southwestern

modern" or "contemporary southwest" in design (that utilize earth toned color palette).

- iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.

- iv. Each building may utilize a southwestern themed rainscoat (stacked stone, tile, brick, etc.).

## c. Articulation

- i. Buildings shall have a variety of structural forms to create visual character and interest.

- ii. Long unarticulated facades shall be avoided by using windows and glazing. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, glazing, or fenestration.

- iii. Massing elements shall be reinforced with color variation or material distinctions.

## d. Materials

- i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate (EIFS, Stucco, Brick, Stacked Stone, etc.)

- ii. Individual building elements shall be of excellent design and quality materials such as:

1. Metal wall panels
2. Porcelain tile
3. Natural stone panels
4. Concrete
5. Rammed earth
6. Glass
7. Stucco or Exterior Insulation & Finish System
8. Brick or decorative concrete masonry units

- iii. The following external building materials shall be prohibited:

1. Engineered wood paneling
2. Vinyl or plastic siding
3. Plain concrete masonry units

- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.

- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.

- vi. Colors shall include light to medium earth tones with accent colors in limited areas.

1. No more than one accent color shall be used per building.
2. The use of contrasting colors for shade elements or awnings is encouraged.

## IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and nighttime appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall conform to the requirements of the University of Albuquerque - Lighting section contained within the development guidelines.
- b. All lighting shall conform to the requirements of the Site Lighting section of the Coors Corridor Plan (Page 98).
- c. All lighting shall comply with Section 14-15-3-3, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- d. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- e. All free-standing lights shall be of consistent design throughout the site.
- f. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- g. Light fixtures shall be located on Site Development Plans for Building Permit.
- h. The height of street lights and off-street parking area lights shall not exceed 26 feet.
- i. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- j. Pedestrian lighting shall not exceed 12 feet in height.

- k. Tree canopy lighting may be used to accent and enhance pedestrian connections.
- l. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.

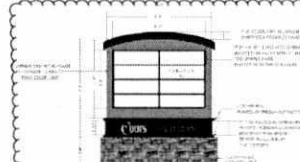


Lighting - should be shielded source, with the height shall be consistent treatment to meet safety objectives

## X. SIGNAGE

All signage shall conform to the requirements of the University of Albuquerque - Signing and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. All on site Signage shall comply with the Section 14-15-3-5 General Sign Regulations of the City of Albuquerque's Comprehensive Zoning Code.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry: (1) Corner of St. Joseph's and Coors Blvd. (2) Right In Right Out entrance driveway off of Coors Blvd (3) Entrance driveway off of St. Joseph's. These signs shall be coordinated to have the same appearance (height, size, color, material, font height, style etc.) at all locations.
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- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.
- i. There shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion property.



## XI. PROCESS

All of the Site Development Plans for Building Permit for the buildings within this 21 acre community activity center (Coors Pavilion) shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision.

XII. SECURITY  
ALL THE BUILDINGS CONSTRUCTED WITHIN THE COORS PAVILION PROPERTY SHALL HAVE EXTERIOR SECURITY CAMERAS.

THIS NOTE WILL BE ADDED TO EACH SUBSEQUENT SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.